



"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.01 Acres (70,435 Sqm) at Tall Galah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(REF No. RLDA/RFP/CD/27 of 2022, dated 18.04.2022)

4. Roles of the Parties

The Parties hereby undertake to perform the roles and responsibilities as described below:

- a. Party of the ____ Part shall be the Lead member of the Consortium and shall have the power of attorney from all Parties for conducting all business for and on behalf of the Consortium during the Bidding Process and until the signing of the Lease Agreement when all the obligations of the SPC shall become effective. The role of First Part shall be _____.
- b. Party of the ____ Part shall be (the Financial Member(s) of the Consortium) and the role of Second Part shall be _____.
- c. Party of the ____ Part shall be (the Financial Member(s) of the Consortium) and the role of Third Part shall be _____.
- d. Party of the ____ Part shall be (the Financial Member(s) of the Consortium) and the role of Fourth Part shall be _____.

5. Joint and Several Liability

The Parties do hereby undertake to be jointly and severally responsible for all obligations and liabilities relating to the Project and in accordance with the terms of the Bid Documents and the Lease Agreement. The Parties shall mutually and jointly take all the decisions in respect of the Project on behalf of the Consortium. _____ (Lead Member) shall be authorized to act on behalf of the Consortium as their representative for bidding and implementation of the Project.

6. Shareholding in the SPC

6.1 The Parties agree that the proportion of shareholding among the Parties in the SPC shall be _____ as follows:

- First Party:
- Second Party:
- Third Party:
- Fourth Party:

6.2 The Parties undertake to form a new SPC with minimum joint shareholding of 99.9% equity which shall be required to be maintained till the signing of the Lease Agreement. The Parties undertake that a minimum of 26% (twenty-six per cent) of the subscribed and paid up equity share capital of the SPC shall, at all times till the first anniversary of the date of completion of project or till full payment of Lease Premium including interest, whichever is later, be held by the Parties of the First Part, the Lead Member of the Consortium.

6.3 The Parties undertake that they shall collectively hold more than 50% (fifty per cent) of the subscribed and paid up equity share capital of the SPC at all times until the first anniversary of the date of completion of Project or till full payment of Lease Premium including interest, whichever is later.

6.4 The Parties undertake that they shall comply with all equity lock-in requirements set forth in the Lease Agreement.



256

[Handwritten signatures and notes]



"Grant of Lease for Commercial Development, on Railway Land parcel measuring 17.41 Acres (70,486 Sqm) at Salt Colah on the Western Bank of Hooghly River, Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/0027 of 2022, dated-16/04/2022)

7. Representation of the Parties

Each Party represents to the other Parties as of the date of this Agreement that:

- a) Such Party is duly organized, validly existing and in good standing under the laws of its incorporation and has all requisite power and authority to enter into this Agreement;
- b) The execution, delivery and performance by such Party of this Agreement has been authorized by all necessary and appropriate corporate or governmental action and a copy of the extract of the charter documents and board resolution/ power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member is annexed to this Agreement, and will not, to the best of this knowledge:
 - i. require any consent or approval not already obtained;
 - ii. violate any Applicable Law presently in effect and having applicability to it;
 - iii. violate the memorandum and articles of association, by-laws or other applicable organizational documents thereof;
 - iv. violate any clearance, permit, concession, grant, license or other governmental authorization, approval, judgment, order or decree or any mortgage agreement, indenture or any other instrument to which such Party is a party or by which such Party or any of its properties or assets are bound or that is otherwise applicable to such Party; or
 - v. create or impose any liens, mortgages, pledges, claims, security, interests, charges or Encumbrances or obligations to create a lien, charge, pledge, security interest, encumbrances or mortgage in or on the property of such Party, except for encumbrances that would not, individually or in the aggregate, have a material adverse effect on the financial condition or prospects or businesses of such Party so as to prevent such Party from fulfilling its obligations under this Agreement;
 - vi. this Agreement is the legal and binding obligation of such Party, enforceable in accordance with its terms against it; and
 - vii. there is no litigation pending, or to the best of such Party's knowledge, threatened to which it or any of its Affiliates is a party that presently affects or which would have a material adverse effect on the financial condition or prospects or business of such Party in the fulfillment of its obligations under this Agreement.

B. Termination

In case the Project is awarded to the Consortium, this Agreement shall be effective from the date hereof and shall continue in full force and effect until the Effective Date/fulfilment of all the Conditions Precedent for the Lessee (as may be applicable) and thereafter the legal liabilities of the Members shall be governed by the relevant provisions of the Lease Agreement. However, in case the Consortium does not get selected for award of the Project, the Agreement will stand terminated upon return of the B.C Security by RLDA to the Bidder.



257. *[Handwritten signature]*

Grant of Lease for Commercial Development on Railway Land parcel addressing 17.41 Acres (74,424 Sqm) at Salt Bala on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

(RFI No. RLDAR/RFI/2022 of 2022, dated-18.04.2022)

9. Miscellaneous

- a) This Joint Bidding Agreement shall be governed by laws of India.
- b) The Parties acknowledge and accept that this Agreement shall not be amended by the Parties without the prior written consent of RLDA.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE EXECUTED AND DELIVERED THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

For and on behalf of Lead Member by:

Signature: _____

Name & Designation: _____

Address: _____

For and on behalf of Second Part by:

Signature: _____

Name & Designation: _____

Address: _____

For and on behalf of Third Part by:

Signature: _____

Name & Designation: _____

Address: _____

For and on behalf of Fourth Part by:

Signature: _____

Name & Designation: _____

Address: _____

Note:

- The mode of execution of the Joint Bidding Agreement should be in accordance with the procedure, if any laid down by the applicable law and the charter documents of the executants(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
- Each Joint Bidding Agreement should attach a copy of the extract of the charter documents and documents such as resolution/power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium member.



Authorized Signatory
[Handwritten Signature]



"Grant of Lease for Commercial Development on Railway Land parcel embracing 12.41 Acres (70,456 Sqm) at Salt Golch on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFPP No. RUDARFPICD17 of 2022, dated-18.04.2022)

- For Joint Bidding Agreement executed and issued overseas, the document shall be consularized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney has been executed.

*Strike out whatever is not applicable.



Consent of the Ministry of Railways, India
[Signature]
[Signature]



"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western bank of Khogriy River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

FORM NO.6: For Guarantee Bond for Bid Security

(NOT APPLICABLE IN THIS CASE)

Bid Document No. -RLDA/RFP/CD/27 of 2022, dated-18.04.2022

(To be executed on non-judicial stamp paper of appropriate value, as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs.100/-)

To,
The Vice-Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnecto Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110003

In consideration of the Rail Land Development Authority (hereinafter called "The RLDA") having agreed to exempt _____ (hereinafter called "The said Bidder" from the demand, under the terms and conditions of Tender No. dated _____ for _____ (hereinafter called "The said Bid Documents" of Bid Security as required to be submitted by the bidder as a condition for participation and for the due fulfillment by the said Bidder of the terms and conditions contained in the said Bid Documents on production of a Bank Guarantee for Rs. _____ Rupees _____ only;

we _____ (hereinafter referred to as the bank) at the request of _____ Bidder do hereby undertake to pay to the RLDA any amount not exceeding Rs. _____ against any loss or damage caused to or suffered or would be caused to or suffered by the RLDA by reason of any breach by the said Bidder of any of the terms or conditions contained in the said Bid Documents.

2. We _____ (indicating name of the bank) do hereby undertake to pay the amounts due and payable under this guarantee without any demur, merely on a demand from the RLDA stating that the amount claimed is due by way of loss or damage caused to or would be caused to or suffered by the RLDA by reason of breach by the said Bidder of any of the terms or conditions contained in the said Bid Documents or by reason of the Bidder's failure to perform the terms and conditions of said Bid Documents. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. _____ (Rupees);

3. We undertake to pay to the RLDA any money so demanded notwithstanding any dispute and expense raised by the Bidder in any suit or proceeding pending before any court or

"Grant of Lease for Commercial Development on Railway Land parcel adjoining 17th A/C
Acre(s) (70,455 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West
Bengal) for 99 years".

(RFI No. RLDA/NSP/MD/27 of 2022, dated: 15.04.2022)

tribunal relating thereto our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment thereunder and the Bidder / shall have no claim against us for making such payment.

4. We (indicating name of the bank) further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the fulfillment of the conditions of the said Bid Documents and that it shall continue to be enforceable till all the dues of the RLDA under or by virtue of the said Bid Documents have been fully paid and its claim satisfied or discharged or till RLDA certifies that the terms and conditions of the said Bid Documents have been fully and properly carried out by the said Bidder and accordingly discharges this guarantee. Unless a demand or claim under this guarantee is made on us in writing on or before three months shall be discharged from all liability under this guarantee thereafter.
5. We (indicating name of the bank) further agree with the RLDA that the RLDA shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said Bid Documents or to extend time of validity of offer by the said Bidder from time to time or to postpone for any time or from time to time any of the powers exercisable by the RLDA against the said Bidder and to enforce any of the terms and conditions relating to the said Bid Documents and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Bidder (s) or for any forbearance, act or omission on the part of the RLDA or any indulgence by the RLDA to the said Bidder or by any such matter or thing whatsoever which under the law relating to such matter but for this provision, have effect of relieving us.
6. We agree that the guarantee herein contained shall be irrevocable and shall continue to be enforceable till RLDA discharges this guarantee. Provided however, that in the event that the Bidder is selected for award of the Project through the issue of the Letter of Acceptance, the Bid Security in the form of this Guarantee Bond shall remain in force until the Bidder has paid the First instalment of the Lease Premium, furnished the Performance Bank Guarantee Bond and executed the Lease Agreement.

OR

In the event this Bidder is not selected for award of the Project, the Bid Security shall remain in force up to and including a period of 180 (one hundred and eighty) days from the Bid Due Date.

The Bank Guarantee Bond shall be a continuing irrevocable obligation. Invocation of this Guarantee Bond by any official of RLDA shall be valid and unquestionable.

7. We, _____, further state that _____ is a Non-scheduled / scheduled bank having a net worth of Rs. 1000 Crores or more which is a prerequisite as stipulated by RLDA for issue of the said bank guarantee bond.

8. This guarantee will not be discharged due to the change in the constitution of the bank of the bidder.

9. We, _____, hereby undertake not to revoke this



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70.455 Sabin) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(REF No: RLDA/RFP/02027 of 2012, dated: 13.04.2012)

Guaranteed during its currency except with the previous consent of the RLDA in writing.
 10. Any demand by RLDA for encasement of the BG Bond shall be deemed to have been duly served _____ if delivered by hand, when left at _____ (address of the issuing branch); and if given or made by post or registered post or facsimile transmission, when received at address of issuing branch of the Bank or by email at email id _____ (email of the issuing branch) on the fax no _____ (for the purposes of facsimile transmission).

IN WITNESS WHEREOF, THE BANK HAS executed the Guarantee Bond on the day, month and year first above mentioned through its duly authorized representative:

SEAL OF THE BANK _____ SIGNED,
 SEALED AND DELIVERED

ON BEHALF OF THE BANK BY

SIGNATURE OF AUTHORIZED REPRESENTATIVE OF THE BANK _____

NAME AND DESIGNATION _____
 ADDRESS OF THE BRANCH _____
 TELEPHONE & FAX NO _____
 SIGNATURES OF THE WITNESSES _____
 NAMES OF THE WITNESSES _____
 ADDRESSES OF THE WITNESSES _____



Director of Joint Joint Pvt. Ltd.
 Director Authorized Signatory



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Goiah, on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

BID FORM 7: Special Power of Attorney for signing of Bid

Bid Document No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022

This form is to be submitted only by the Bidder/ Lead Member, in case of Consortium.

(To be executed on Non-Judicial Stamp Paper of appropriate value (as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs.100) and duly notarized. Power of Attorney executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where this Power of Attorney is being executed)

Know all things by these presents, I/We, _____ (name of the Bidder and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorize Mr./Me (Name) son/daughter/wife of _____ and presently residing at _____, who is [presently employed with us/ the Lead Member of our Consortium and holding the position of _____], as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our bid for "Bid for

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Goiah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Project proposed or being developed by the Rail Land Development Authority (RLDA) including but not limited to signing and submission of all bids and other documents and writings participating in Bidders' and other conferences and providing information / responses to RLDA, representing us in all matters before RLDA, signing and execution of all contracts including the Lease Agreement and undertakings consequent to acceptance of our bid, and generally dealing with RLDA in all matters in connection with or relating to or arising out of our bid for the said Project and/or upon award thereof to us and/or till the entering into of the Lease Agreement with RLDA.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF, _____, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____, 20xx.

FOR _____

Signature: _____
(Director)

Part III Instruction to Bidder and Bid Forms of RLDA LDHB

Surfront Condominium Pvt. Ltd.
62
Authorized Signatory

"Grant of Lease for Commercial Development in Railway Land parcel admeasuring 17.51 Acres (70,486 Sqm) at Sak Gatab on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/0027 of 2022, dated-10.04.2022)

Name of the Person: _____
Address: _____
Company Seal: _____

I Accept: _____

(Signature of the Attorney)

(Name, Title and Address of the Attorney)
(Director of the Lead Member) _____

I hereby attest and identify the signatures of our Attorney above named.

Signature: _____
(Director)
Name of the Person: _____
Address: _____
Seal of the Entity: _____

[Notarized]
Name, Sign and Seal of the Notary

Witnesses:

1.
2.

Note:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter / organizational / constitutional documents of the executants (s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
- Also, wherever required, the Bidder should submit, for verification, the extract of the charter documents and documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.
- The Power of Attorney should be duly supported with the ensuing Board Resolution of the executants.
- For a Power of Attorney executed and issued overseas, the document will also have to be consularized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed The Hague Legislation Convention, 1961 are not required to be consularized by the Indian Embassy if it carries a conforming Apostille certificate.

Frontline Development Pvt. Ltd.

Part-III Instruction to Bidder and Bid Form of RLDA LDIII

63

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

BID FORM 8: Special Power of Attorney in favour of the Lead Member of Consortium.

Bid Document No:-RLDA/RFP/CD/27 of 2022, dated-18.04.2022.

(To be executed on Non-Judicial Stamp Paper of appropriate value (as proscribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs.100) and duly notarized. Power of Attorney executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where this Power of Attorney is being executed)

WHEREAS THE RAIL LAND DEVELOPMENT AUTHORITY (the "RLDA") has invited bids for Bid for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Project (the "Project").

WHEREAS, M/s _____ M/s _____ and M/s _____ (insert name and address and registered office of all the Members) have formed a Consortium to submit their Bid in response to the Bid Documents for Bid for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Project, issued by the RLDA.

WHEREAS, it is necessary for the Members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's bid for the Project and its execution.

NOW, THEREFORE, KNOW YOU, A. I. BY THESE PRESENTS, that

We M/s _____ M/s _____ [name of the Company or other entities], a company incorporated/ under the Companies Act, 2013 (or relevant Law of the particular country where the company is incorporated) registered _____ having its Registered Office at _____ [address of the company] (hereinafter referred to as "Other Member 1") and

M/s _____ M/s _____ [name of the Company or other entities], a company incorporated under the Companies Act, 2013 (or relevant Law of the particular country where



Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Gatah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

[RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022]

the company is incorporated/ registered _____, having its Registered Office at _____ [address of the company] (hereinafter referred to as "Other Member 2") and

M/s _____ M/s _____ [name of the Company or other entities], a company incorporated/ under the Companies Act, 2013 (or relevant Law of the particular country where the company is incorporated/ registered _____, having its Registered Office at _____ [address of the company] (hereinafter referred to as "Other Member 3") do hereby nominate, constitute and appoint M/s _____ M/s _____ [name of the Company or other entities], a company incorporated under the Companies Act, 2013 (or relevant Law of the particular country where the company is incorporated/ registered _____, having its Registered Office at _____ [address of the company] (hereinafter referred to as "Lead Member") as its/their true and lawful Attorney to do and execute all or any of the following acts, deeds and things for the Consortium in its/their name and on its/their behalf, that is to say:

1. To act as the Lead Member of the Consortium for the purposes of the Project;
2. In such capacity, to act as the Consortium's official representative for submitting the Bid for the Project and other relevant documents in connection therewith;
3. To sign, deliver and receive all papers for all proposals, offers, Project documents, necessary documents, Proposals, representations and correspondence necessary and proper for the purpose aforesaid;
4. To procure tender documents, receive and make inquiries, make the necessary corrections and clarifications to the Project documents, as may be necessary;
5. To sign and execute contracts relating to the Project, including variation and modification thereto;
6. To represent the Consortium at meetings, discussions, negotiations and presentations with RLDA, Government Authorities, Competent Authorities and other Project related entities;
7. To receive notices, instructions and information for and on behalf of the Consortium;
8. To do all such acts, deeds and things in the name and on behalf of the Consortium as necessary or required or incidental for the purpose aforesaid;
9. To appoint any other person(s) as our Attorney(s) to do all or any of the above acts, deed and/or things or any other act, deed and/or thing which in the opinion of our said Attorney ought to be done, executed or performed even if it has not been specifically mentioned hereinabove, and to cancel, withdraw, modify and/or revoke the powers conferred upon such attorney(s).

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney and/or delegated attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney and/or delegated attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/ Consortium.



Signature of _____
Director, Additional Secretary



"Grant of Lease for Commercial Development on Railway Land parcel amounting to 27.41 Acres (76,436 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. NLDAR/PP/00287 of 2023, dated-08.05.2023)

IN WITNESS WHEREOF the Consortium Member(s) puts its/their hand and seal to the Power of Attorney on this [day, month & year]

FOR _____
 Signature _____
 (Director)
 (of the Other Member 1 of the Consortium)

Name of the Person: _____
 Company Seal

FOR _____
 Signature _____
 (Director)
 (of the Other Member 2 of the Consortium)

Name of the Person: _____
 Company Seal

FOR _____
 Signature _____
 (Director)
 (of the Other Member 3 of the Consortium)

Name of the Person: _____
 Company Seal

(Executants)
 (To be executed by all the Other Members of the Consortium)

Countersigned by the Authorized Signatory of the Lead Member of the Consortium

Signature _____

(Director)
 Name of the Person: _____

Designation: _____
 Company Seal / Seal of the Entity

Notarized
 Name, Sign and Seal of the
 Notary

Witnesses:
 1. _____
 2. _____





Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,455 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

[RFP No. RLDAR/PC/2021 of JtD, 0804-18-1-2021]

(Executants)

(To be executed by all the Other Members of the Consortium)

Notes:

1. The mode of execution of the Power of Attorney should be in accordance with the procedure if any, laid down by the applicable law and the charter / organizational/ constitutional documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
2. Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.
3. The Power of Attorney should be duly supported with the enabling Board Resolution of all the Consortium Members.
4. For a Power of Attorney executed and issued overseas, the document will also have to be consularized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed The Hague Legislation Convention, 1961 are not required to be consularized by the Indian Embassy if it carries a conforming Apostille certificate.
5. *Strike out wherever not applicable.



Riverfront Condominium Pvt. Ltd.
A-111
Director / Authorized Signatory



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,455 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-16/04/2022)

BID FORM 9: Undertaking from Bidder/Member of Consortium for Claiming Experience of Holding/Subsidiary.

Bid Document No:-RLDA/RFP/CD/27 of 2022, dated-16/04/2022

(Each sole Bidder/Member of a Consortium which is relying upon the experience of its Holding/Subsidiary has to submit this Undertaking on Non Judicial Stamp Paper of appropriate value (as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs.100) and duly notarized. An Undertaking executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Undertaking is being executed)

Date:

Place:

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
DVRC Building, Ameri Gate,
New Delhi-110002

Dear Sir,

Sub: "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,455 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

This has reference to the Bid being submitted by _____ (mention the name of Bidder/Lead Member in case of a Consortium) in respect of the captioned Project in response to the Bid Forms issued by the RLDA dated _____, 20__.

We hereby confirm the following:

1. We are relying upon the credentials of the following holding/subsidiary Company / Entity to Bid for the Project, and the nature of our legal relationship (as per Bid Form-3 (A), 3 (B) & 4 of Part-III), as per the requirements stated in the Bid Documents, is provided in the table A, and B below. The details of the equity shareholding in support of the legal relationship, duly certified as per the requirement of this Bid Documents, is enclosed.

A. Details of Total/Gross Turnover to be considered to fulfil the Financial Eligibility

Part-III Instruction to Bidder and Bid Forms of RLDA LDHB

Page 68 of 68



* Grant of Lease for Commercial Development on Railway land parcel admeasuring 17.44 Acres (70,438 Sqm) at Salt Gola, on the Western Bank of Hooghly River in Howrah (West Bengal) for 20 years*.

(RFP No. RLDA/RFP/C/27 of 2022, dated-10.04.2022)

S. No.	Head	Total Gross Turnover of Holding/Subsidiary Company / Entity (in Indian Rupees)	Stake of Bidder/ Member of Consortium in the Holding/ Subsidiary Company / Entity during the Financial Year	Proportionate Total/ Gross Turnover of Bidder/ Member of Consortium (in Indian Rupees)
	(1)	(2)	(3)	(4) = (2) x(3)
1	Financial Year 2018-19			
2	Financial Year 2019-20			
3	Financial Year 2020-21			
4	Sum Total of 3 years			
5	Average Total/Gross Turnover (Sum Total /3)			

OR

B. Details of Net worth to be considered to fulfil the Financial Eligibility

Calculation of Net Worth as on 31st March 2021

Particulars		Amount (Rs. in Cr)
	Subscribed and Paid up Share / Capital (including Equity/Security Premium)	XXXXX
Add	General Reserves	XXXXX
Less	Revaluation Reserves	XXXXX
Less	Accumulated Losses	XXXXX
Less	Miscellaneous expenditure not written off	XXXXX
Less	Accrued liabilities not accounted for	XXXXX
Less	Intangible Assets	XXXXX
TOTAL NET WORTH		XXXXXXXX
Stake of Bidder / Member of Consortium in the Holding/ Subsidiary Company / Entity as on 31 st March 2021;		_____%
Proportionate amount of Net worth claimed as per stake in Holding/ Subsidiary Company / Entity;		XXXXX

2. The detailed Financial experience of our holding/subsidiary Company / Entity _____ (insert name of the holding/subsidiary Company / Entity) for

"Grant of Lease for Commercial Development on Railway land parcel admeasuring 17.11 Acres (70,136 Sqm) at Salt Gash on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CDN27 of 2022, dated 18/04/2022)

the above mentioned projects is enclosed, duly certified as per Bid Form 3 (A), 3 (B) & 4 of Part-III and this Bid Documents in respect of Financial Eligibility.

3. We also agree that any change which affects our eligibility at any point of time till the full payment of Lease Premium or till one year after the completion of the captioned Project, whichever is later, could lead to termination of the contract and forfeiture of the Bid Security/ Commitment Security/ Performance Guarantee, as the case may be, by RLDA.
4. We are hereby enclosing necessary certificates and documents as required under the Bid Documents. We therefore request RLDA to consider our strengths, our financial experience, and our track record as specified in the Bid Documents, for the purposes of evaluation of the minimum financial eligibility criteria.

For and on behalf of _____ (insert name of the Bidder /Member of the Consortium which is relying upon the experience of its Constituent Company/Entity)

Signature _____

(Director) (Company Secretary)

(of the Bidder / Member of the Consortium)

Name of the Person : _____

Designation : _____

Address _____

Company Seal/Seal of Entity _____

Countersigned by the Authorised Signatory of the Bidder / Lead Member in case of a Consortium

Signature _____

Name of the Person : _____

Designation : _____

Address _____

Enclosed: 1 _____

2 _____

_____ Pvt. Ltd.
Director / Authorised Signatory



"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-16.04.2022)

BID FORM 9A: Undertaking from Bidder/Member of Consortium for Claiming Experience of Partnership Firm.

Bid Document No: (RLDA/RFP/CD/27 of 2022, dated-16.04.2022

(Each sole Bidder/Member of a Consortium which is relying upon the experience of its Partnership Firm has to submit this Undertaking on Non Judicial Stamp Paper of appropriate value (as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs. 100) and duly notarized. An Undertaking executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Undertaking is being executed)

Date:
Place:

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110002

Dear Sir,

Sub: Bid for "Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

This has reference to the Bid being submitted by _____ (Mention the name of Bidder/Lead Member in case of a Consortium) in respect of the captioned Project in response to the Bid Forms issued by the RLDA dated _____ 20__.

(We hereby confirm the following:

1. I Am/We are relying upon the credentials of the following Partnership Firm to Bid for the Project and the nature of my/our legal relationship, (as per Bid Form-3(A) 3(B) & 4 of Part-III) as per the requirements stated in the Bid Documents, is provided in the tables A and B below. The details of my/our stake (Copy of Partnership Deed etc.) in support of the legal relationship, duly certified as per the requirement of the Bid Documents are enclosed.

A. Details of Total/Gross Turnover to be considered to fulfil the Financial Eligibility.

Handwritten signature and stamp area.

"Grant of Lease for Commercial Development on Railway land parcel measuring 17.51 Acres (70,458 Sqm) at Sah Golah on the Western Bank of Reguly River in Howrah (West Bengal) for 87 years".

(RFI No. RLDA/PPF/CD/27 of 1172, dated-13.01.2022)

S. No.	Heed	Total/Gross Turnover of Partnership Firm (in Indian Rupees)	Stake of Bidder/ Member of Consortium in the Partnership Firm during the Financial Year	Proportionate Total/Gross Turnover of Bidder/Member of Consortium in the Partnership Firm
	(1)	(2)	(3)	(4) = (2) x (3)
1	Financial Year 2018-19			
2	Financial Year 2019-20			
3	Financial Year 2020-21			
4	Sum Total of 3 years			
5	Average Total/Gross Turnover (Sum Total /3)			

OR

B. Details of Not worth to be considered to fulfil the Financial Eligibility

Particulars		Amount (Rs. in Cr)
	Subscribed and Paid up Share / Capital (including Equity/Security Premium)	XXXXX
Add	General Reserves	XXXXX
Less	Revaluation Reserves	XXXXX
Less	Accumulated Losses	XXXXX
Less	Miscellaneous expenditure not written off	XXXXX
Less	Accrued liabilities not accounted for	XXXXX
Less	Intangible Assets	XXXXXX
TOTAL NET WORTH		
Stake of Bidder / Member of Consortium in the Partnership Firm as on 31 st March 2021		_____ %
Proportionate amount of Not worth claimed as per stake in Partnership Firm		XXXXXX

- The detailed Financial experience of the Partnership Firm _____ (insert name of the Partnership Firm) for the above mentioned projects, Total/Gross Turnover and Networth is enclosed, duly certified as per the requirements of this Bid Documents in respect of Financial Eligibility.
- I/We also agree that any change which affects my/our eligibility at any point of time till the full payment of Lease Premium or till one year after the completion of the captioned Project, whichever is later, could lead to termination of the contract and forfeiture of the Bid Security by RLDA.
- I/We are hereby enclosing necessary certificates and documents as required under the Bid Documents. We therefore request RLDA to take into account the above

Handwritten notes and signatures at the bottom right of the page.



Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,458 Sqm) at Salt Colliery on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

(RFP No. RLDARFP/00/22 of 2022, dated-18.04.2022)

preentials of the Partnership Firm while considering my/our financial strengths, experience and track record as specified in the Bid Documents, for the purposes of evaluation of the minimum financial eligibility criteria.

For and on behalf of _____ (insert name of the Bidder/Member of the Consortium which is relying upon the experience of its Partnership Firm)

Signature _____ (Bidder / Member of the Consortium)

Name of the Person _____ Designation _____

Address _____

Enclosed: 1 _____

2 _____

Note:-

Please refer to clause 3 of "Part -I Regulations for Bids and Lease Agreement and Bid Form-3 (A), 3 (B) & 4 of Part-III.



THE PART OF _____ LTD

 CHIEF OF ACCOUNTS



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

BID FORM 10: Undertaking from Holding/Subsidiary

Bid Document No: -RLDA/RFP/CD/27 of 2022, dated-18.04.2022

(Each holding/subsidiary entity whose experience is being relied upon has to submit this undertaking on Non Judicial Stamp Paper of appropriate value (as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than ₹100) and duly notarized. An Undertaking executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Undertaking is being executed)

Date:
Place:

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konektas Tower,
DMRC Building, Ameer Gata,
New Delhi-110002

Dear Sir,

Sub: Bid for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

This has reference to the Proposal being submitted by _____ (Mention the name of Bidder/Lead member in case of a Consortium) in respect of the captioned Project in response to the Bid Forms issued by the RLDA dated _____, 20__.
We hereby confirm the following.

We have examined in detail and have understood and satisfied ourselves regarding the contents of the Bid Documents.

The nature of our legal relationship with _____ (name of the Bidder/OR Consortium Member which is claiming the experience of its holding or subsidiary company), which is the Bidder/ Member of the consortium, as per the requirements stated in the Bid Documents, is _____. (Please insert the details of the relationship). We have understood the nature of work/project being undertaken by the Bidder and the reason for which our Construction experience is being sought to be relied upon, by it.



"Grant of Lease for Commercial Development on Railway land parcel (admeasuring 17.41 Acres (70,852 Sqm.) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/09/27 of 2022, dated 13.04.2022)

We undertake and hereby commit that for the successful implementation of the RLDA's above mentioned project, we shall maintain the holding-subsidiary relationship as defined in the Companies Act, 1956/2013, and shall continue to provide requisite support to (name of the Bidder OR Consortium Member, for which the Undertaking is being furnished) in respect of the roles _____ (briefly define the roles of the Bidder OR Consortium Member) as detailed in the Bid Documents being submitted by _____ (name of the Bidder OR the Lead Consortium Member in case of a Consortium), till a period of one year after the completion of the project or till the full payment of Lease Premium, whichever is later.

For and on behalf of _____ (insert name of holding or subsidiary entity whose experience is being relied upon)

Signature _____
(Director)

Signature _____
(Company Secretary)

(of the holding or subsidiary entity whose experience is being relied upon)

Name of the person _____ Name of the person _____
Address of the person _____ Address of the Person _____

Company Seal/Seal of the Entity

Counter-signed by Authorized Signatory of the Bidder/ Lead Member in case of Consortium

Name of the Person _____
Designation _____
Address _____



Kanishk Dasgupta Pvt. Ltd.
Authorized Signatory
2/2/2022



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years",

(RFP No: RLDA/RFP/CO/27 of 2022, dated-18.04.2022)

BID FORM 10 "A": Undertaking from Partnership Firm

Bid Document No: -RLDA/RFP/CO/27 of 2022, dated-18.04.2022

(Each Partnership Firm whose experience is being relied upon has to submit this undertaking on Non Judicial Stamp Paper of appropriate value (as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs.100) and duly notarized. An Undertaking executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Undertaking is being executed)

Date:
Place:

To,

The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-3, 7th Floor, Konnects Tower,
DMRC Building, Ameri Gate,
New Delhi-110002

Dear Sir,

Sub: Bid for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

This has reference to the Proposal being submitted by _____ (mention the name of Bidder/Lead member in case of a Consortium) in respect of the captioned Project in response to the Bid Forms issued by the RLDA dated _____, 2022.

We hereby confirm the following:

We have examined in detail and have understood and satisfied ourselves regarding the contents of the Bid Documents.

The nature of the legal relationship of _____ (name of the Bidder/Consortium Member who is claiming the experience of this Partnership Firm), with our Firm, as per the requirements stated in the Bid Documents, is that of a "Partner". We have understood the nature of work/project being undertaken by the Bidder/Consortium Member, and the reason for which our Construction experience is being sought to be relied upon, by him/her.

Part-III Instruction to Bidder and Bid Forms of RLDA LDHE

Riverview Condominium P^{ty}. Ltd.

277

[Signature]
Director, Authority of Howrah





"Grant of Lease for Commercial Development on Railway Land parcel addressing 17.41 Acres (70,455 Sqm) at Salt Gola, on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. R.DA/RFP/CD/27 of 2023, dated-18.04.2023)

We undertake and hereby commit that for the successful implementation of the RLDA's above mentioned project, _____ will continue to be the Partner of this Firm with minimum _____ % stake in this Firm, and we shall continue to provide requisite support to _____ (name of the Bidder/Consortium Member, for whom the Undertaking is being furnished) in respect of his/her role as _____ (briefly define the roles of the Bidder OR Consortium Member) in the Project, as detailed in the Bid Documents being submitted by _____ (name of the Bidder/ the Lead Consortium Member in case of a Consortium), till a period of one year after the completion of the project or till the full payment of Lease Premium, whichever is later.

For and on behalf of
(Insert name of Partnership Firm whose experience is being relied upon)

Signature _____

(Partner)

(Managing Partner)



Director (Administration)
RDAI
New Delhi



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

BID FORM 11: Statement of Legal Capacity

Bid Document No: -RLDA/RFP/CD/27 of 2022, dated-18.04.2022

(To be printed on the authorized Letter head of the Bidder (in case of solo Bidder) or the Lead Member (in case of Consortium), including full postal address, telephone, faxes and e-mail address)

Date: _____

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110002

Sub: Bid for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Dear Sir,

We hereby confirm that we/ our members in the Consortium (constitution of which has been described in the Bid) are permitted to Bid and execute the Project(s), if selected, as per the object of business of our charter/ registration/ incorporation documents, satisfy the terms and conditions laid out in the Bid Documents and that we are not otherwise debarred from bidding for this Project(s) by any provision of Applicable Laws. *

We have agreed that _____ (insert Member's name) will act as the Lead member of our Consortium

We have agreed that _____ (insert individual's name) will act as our representative/ will act as the representative of the Consortium on behalf** and has been duly authorized to submit the Bid Documents. Further, the authorized signatory is vested with requisite power to furnish such letter and authenticate the same.

Thanking you,

Yours faithfully,
(Signatory, name and designation of the authorized signatory)
For and on behalf of _____

Copy of charter/registration/incorporation documents should be attached with this Bid Form

** Please strike out whichever is not applicable



279

Resident Commissioner of Bid
Dated: _____



"Grant of lease for Commercial Development on Railway Land parcel addressing 12.411 Acres (79,456 Sqm) at Salt Lake on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/00127 of 2022, dated-18.04.2022)

BID FORM FOR FINANCIAL PROPOSAL



[Handwritten Signature]
Director / Authorized Signatory



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

BID FORM 12: Financial Proposal

Note: To be submitted online in .xls format only.

Tender No.: RLDA/RFP/CD/27 of 2022, dated-18.04.2022

Name of Site: Salt Golah on the Western Bank of Hooghly River in Howrah

Name of Project: - Bid for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Reserve Price for Lease Premium: Rs. 352 Cr. for land Area 70,456 Sqm and with FSI = 3.0 & Built Up Area 2, 11,368 Sqm.

I/We agree to abide by this Bid which consist of my/our financial offer hereto, for a period of 120 (one hundred and twenty) days from the Bid Due Date and it shall remain binding on me/us and may be accepted by you any time before the expiration of the said period.

I/We offer Rs. _____ as Lease Premium and Annual Lease Rent for grant of the lease rights on the land area 70,456 Sqm with FSI = 3.0 & Built Up Area 2, 11,368 Sqm as per break-up given below:

Bidding Parameter	Bidder's Offer in Rs. (please insert in Figures AND words)
1	2
Lease Premium	Rs. _____ (Rupees _____)
Annual Lease Rent (ALR)	Rs. 1.0 Lacs (Rupees One Lacs Only) p.a. to be revised upward by 15% every three years (To be compounded) for the lease period.

The applicable taxes/duties/levies/GST shall be payable extra by the bidder in addition to the above quoted/ offered rates (LP and ALR).

I/We undertake to make payments of the same to RLDA as per the Payment Schedule given below.



Riverfront Conductions Pvt. Ltd.
Executive Authorized Signatory

"Grant of Lease for Commercial Development on Rillity Land parcel admeasuring 17.41 Acres (70,955 Sqm) at Salt-Gatkh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RP/ICD/27 of 2022, dated-16.04.2022)

PAYMENT SCHEDULE

A. Lease Premium			
Particulars	Installments as % of Lease Premium	Due Date	Amount
First Installment	15%	Within 60 days from the date of issue of Letter of Acceptance (LOA) by RLDA.	15% of the Lease Premium plus interest @ 10.5% or 10.5%+3% per annum as per note 2 & 3 below, on full amount of Lease Premium for the period of extension, if any. Applicable GST will be payable by developer on RCM.
Second Installment	15%	On or before the first anniversary date of Payment of the First Installment	15% of the Lease Premium plus interest @ 10.5% per annum on the total outstanding amount of Lease Premium (Cumulative amount of Second, Third, Fourth, Fifth and Sixth installments) for the period from date of Payment of First Installment to the actual date of payment of Second Installment. Applicable GST will be payable by developer on RCM.
Third Installment	20%	On or before the second anniversary date of Payment of the First Installment	20% of the Lease Premium plus interest @ 10.5% per annum on the total outstanding amount of Lease Premium (amount of Third, Fourth, Fifth & Sixth installments) for the period from date of Payment of Second Installment to the actual date of payment of Third Installment. Applicable GST will be payable by developer on RCM.
Fourth Installment	20%	On or before the third anniversary date of Payment of the First Installment	20% of the Lease Premium plus interest @ 10.5% per annum on the total outstanding amount of Lease Premium (amount of Fourth, Fifth & Sixth installments) for the period from date of Payment of Third Installment to the actual date of payment of Fourth Installment. Applicable GST will be payable by developer on RCM.



Grant of Lease for Commercial Development on Railway land parcel measuring 17.41 Acres (90,456 Sqm) at 5th Gold on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

(RFP No. RLDA/RFP/COM/47 of 2022, dated-16.04.2022)

A. Lease Premium			
Particulars	Installments as % of Lease Premium	Due Date	Amount
Five Installment	15%	On or before the Fourth anniversary date of Payment of the First Installment.	15% of the Lease Premium plus interest @ 10.5% per annum on the total outstanding amount of Lease Premium (amount of Fifth & Sixth installments) for the period from date of Payment of Fourth Installment to the actual date of payment of Fifth installment. Applicable GST will be payable by developer on RCM*.
Six Installment	15%	On or before the Fifth anniversary date of Payment of the First Installment.	15% of the Lease Premium plus interest @ 10.5% per annum on the total outstanding amount of Lease Premium (amount of Sixth installments) for the period from date of Payment of Fifth Installment to the actual date of payment of Sixth Installment. Applicable GST will be payable by developer on RCM*.
<p>B. Annual Lease Rent We offer to pay to RLDA every year in advance (not later than 10th April) the Annual Lease Rent and the same shall be revised upwards by 15% (Fifteen percent) every three years (compounded) during the entire term. The first revision effected from the beginning from the third financial year subsequent to the one in which the payment of first Annual Lease Rent become due. The payment of Annual Lease Rent shall commence from the day after the execution of Lease Agreement and shall continue to be paid every year in advance at the beginning of each financial year (not later than 10th April) till the expiry of the term of the lease agreement.</p>			

Note:

- All applicable taxes/duties/levies/GST shall be payable extra by the bidder in addition to the above quoted/ offered rates (LP and ALR).
- The total Lease Premium is to be paid within 5 (Five) years from the date of payment of the First Installment. An extension of up to 60 (sixty) days beyond the stipulated deadline for the payment of the First Installment as mentioned above, may be granted on written request of the Selected Bidder to RLDA, provided the Selected Bidder pays interest @ 10.5% (Ten & half Percent) p.a. on the full amount of Lease Premium to be paid along with the First Installment. Applicable GST will be payable by developer on



Grant of Lease for Commercial Development on Railway land parcel/dessing 17,61 Acres (70,456 Sqft) at Salt Gohali on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

(RFP No. RLDA/RFP/CO/27 of 2022, dated-16.06.2022)

RCM* The interest shall be calculated for the number of days of extension availed by the Selected Bidder.

3. Further extension of upto 30(Thirty) days beyond the above extended period of 60(sixty) days for the payment of the First Instalment, may be granted with an additional Penal interest of 3%(three percent) per annum, over and above the interest of 10.5% (Ten & half Percent) per annum, on the full amount of Lease Premium to be paid along with the First Instalment amount. Applicable GST will be payable by developer on RCM*. However, no further extension shall be given and the RLDA shall terminate LOA/Lease Agreement, as the case may be, and forfeit the Bid Security and other amounts as per the provisions of the bid document.
- 3.(A) Adjustment from Bid Security, PBG & Security Deposit, - There shall not be any payment default on part of bidder/developer, however, in exceptional cases, where there are bonafide reasons to the satisfaction of RLDA, any deficit/shortfall in payment by bidder/developer, may be adjusted by RLDA, on the request of the bidder, upto the extent of amount available in any form of Bid Security, PBG & Security Deposit, so as to avoid the payment default case and save the contract from termination. In such a eventuality, concerned bidder/developer has to recoup the bid security/ PBG/ Security Deposit amount along with a penal amount @ 3% higher than the highest applicable rate of interest specified in the Schedule of Payment, of amount adjusted, from due date of payment, up to date of recoupment. The recoupment has to be done within a period of six months. In case Bid Security, PBG & Security amount is not sufficient to meet out the short fall amount OR recoupment of Bid Security/ PBG/ Security Deposit is not done within six months' period, then matter shall be dealt as per Contract/RFP provisions treating as payment default.
4. The remaining Second, Third, Fourth, Fifth & Sixth Instalments (the "Subsequent Instalments") shall be paid by the Lessee to RLDA as per the Payment Schedule shown above. The Lessee may pay part of any of the Subsequent Instalments any time after the due date of the preceding Instalment but before the due date of that Instalment and in such case the interest @10.5% per annum as provided in the payment schedule above on such part payment shall be applicable till the date of the part payment.
5. The offered Lease Premium is for the area of Site and FSI/Built up Area specified above. In case any variation in the area of Site is found at the time of handing over possession of the Site, the Lease Premium shall be revised on pro-rata basis on the actual area of Site and in case there is no change in Built Up Area, the Lease Premium and the Annual Lease Rent shall remain unchanged. In case of a Project involving Redevelopment Works, as may be specified in Schedules, the change in Lease Premium and Annual Lease Rent shall be computed taking into account the



"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.011 Acres (70,456 Sqm) at Salt Golech on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/150/27 of 2023, dated-18.04.2023)

Grand Total of the cost of Redevelopment Works (as provided in SCLA) and Present Value of Lease Premium and Annual Lease Rent.

5. If during the Construction Period, in the event FSI gets reduced to less than the extent mentioned hereinabove due to any order/notification/instruction/road widening/acquisition for public purpose etc. of concerned municipal authority / Government body subsequent to the issue of Letter of Acceptance but during the Construction Period and the Compensatory FSI is not passed on to the Lessee, the Lessee shall be entitled for pro-rata reduction in the Lease Premium as specified in 5.4.4 of part-II, of GCA.

7. The Lease Premium and Annual Lease Rent shall be paid in the form of Demand Draft or Account Payee cheque in favour of "Rail Land Development Authority" issued by a Nationalized/Scheduled bank. In case of payment through cheque, the same shall be subject to realization of the cheque. The payment can also be made via Electronic mode i.e. RTGS / NEFT etc. In such case, the details thereof shall be sent to RLDA for crediting the respective Account.

8. For online payment of lease premium/annual lease rent, RLDA's bank particulars are as under:
 Account Name: Rail Land Development Authority
 Name of bank and Branch: State Bank of India, Rail Bhawan, New Delhi
 Current Account Number: 30231544582
 IFSC: SBIN0003771
 In case of online payment, the selected bidder, lessee shall submit break up of payment for proper accountability in their account.

9. RLDA, being an authority of the Union of India under Ministry of Railways, is part of the Government and deduction of income tax at source (TDS) would not be applicable on the payments to be made by the Selected Bidder/ Lessee to RLDA.

10. The GSTIN of RLDA is 07AAAGR000031ZT.

Yours faithfully,



Signature of Authorized Signatory of the Bidder
(Name, Designation, Address)
Company Seal / Seal of the Bidder

Rail Land Development Authority, New Delhi
 [Signature]
 Director, Accounts



"Grant of Lease for Commercial Development on Railway land parcel adjoining 17.61 Acres (70,450 sqm) at Salt Gajah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated 13.04.2022)

(Other Forms)
BID FORM NO 13 TO 16



Everest Condominium Pvt. Ltd.
[Handwritten Signature]
Director/Authorized Signatory



"Grant of Lease for Commercial Development on Railway Land parcel comprising 17/11 Acres (70,456 Sqm) at Sp. Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated 10.04.2022)

Form No.-13 for Guarantee Bond for Installment of Lease Premium

Bid Document No.-RLDA/RFP/CD/27 of 2022, dated-10.04.2022

(To be executed on non-judicial stamp paper of appropriate value, as prescribed by the Stamp Act of the respective State in which the document has to be executed but not less than Rs.100/-)

Date:

No.

To
 The Vice Chairman
 Rail Land Development Authority (RLDA),
 Unit No. 702-B, 7th Floor, Konkotus Tower,
 DMRC Building, Ajmeri Gate,
 New Delhi-110002

In consideration of the Rail Land Development Authority (hereinafter called The "RLDA") having agreed to exempt _____ (hereinafter called "The said Successful Bidder/ Lessee") from the demand, under the terms and conditions of Bid Documents/LDA No. _____ dated _____ made between RLDA and _____ for _____ (hereinafter called "the said LOA/Lease Agreement"), for the due fulfilment by the said Successful Bidder/ Lessee of the terms and conditions contained in the said Bid Documents/Lease Agreement, for securing the payment of 1st / 2nd / 3rd / 4th installments of lease premium on production of a Bank Guarantee for Rs. _____ (Rupees _____ only) we, _____ (hereinafter referred to as the bank) at the request of _____ Successful Bidder/ Lessee do hereby undertake to pay to the RLDA any amount not exceeding Rs. _____ against any loss or damage caused or suffered or would be caused to or suffered by the RLDA by reason of any breach by the said Successful Bidder/ Lessee of any of the terms or conditions contained in the said Bid Documents/ Lease Agreement.

2) We _____ (indicating name of the bank) do hereby undertake to pay the amounts due and Payable under this guarantee without any demur, merely on a demand from the RLDA stating that the amount claimed is due by way of loss or damage caused to or would be caused to or suffered by the RLDA by reason of breach by the said Successful Bidder/ Lessee of any of the terms or conditions contained in the said LOA/Lease Agreement or by reason of the Successful Bidder/ Lessee failure to perform the obligations under the said LOA/Lease Agreement. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. _____ (Rupees _____).



297

Riverview Condominium Pvt. Ltd.

(Signature)



"Grant of Lease for Commercial Development on Railway Land parcel of measure 17.91 Acres (78,456 Sqm) at Salt Gakh on the Western Bank of Hooghly River in Howrah (West Bengal) for 35 years".

(RFP No. RLDA/RP/CO/27 of 2022, dated 18.04.2022)

3. We undertake to pay to the RLDA any money so demanded notwithstanding any dispute or disputes raised by the Successful Bidder/ Lessee in any suit or proceeding pending before any court or tribunal relating thereto, our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the Successful Bidder/ Lessee shall have no claim against us for making such payment.
4. We _____ (indicate the name of the bank) further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the fulfillment of conditions of the said LOA/Lease Agreement and that it shall continue to be enforceable till all the dues of the RLDA under or by virtue of the said LOA/Lease Agreement have been fully paid and its claim satisfied or discharged or till RLDA certifies that the terms and conditions of the said LOA/Lease Agreement have been fully and properly carried out by the said Successful Bidder/ Lessee and accordingly discharges the guarantee. Unless a demand or claim under this guarantee is made on us in writing on or before the _____ we shall be discharged from all liability under this guarantee thereafter.
5. We _____ (indicate the name of the bank) further agree with the RLDA that the RLDA shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said LOA/Lease Agreement or to extend time of performance by the said Successful Bidder/ Lessee from time to time or to postpone for any time or from time to time any of the powers exercisable by the RLDA against the said Successful Bidder/ Lessee and to forbear or enforce any of the terms and conditions relating to the said LOA/Lease Agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Successful Bidder/ Lessee or for any forbearance, act or omission on the part of the RLDA (Government) or any indulgence by the RLDA to the said Successful Bidder/ Lessee or any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
6. The Bank Guarantee Bond shall be a continuing irrevocable obligation. Invocation of this Guarantee Bond by any official of RLDA shall be valid and unquestionable.
7. We, _____ further state that ours is a nationalized/scheduled bank having a net worth of Rs. 1000 Crores or more which is a prerequisite as stipulated by RLDA for issue of the said bank guaranteed bond.
8. This guarantee will not be discharged due to the change in the constitution of the bank or the Successful Bidder/ Lessee.



258

Signature and Stamp of the Successful Bidder/ Lessee



"Grant of Lease for Commercial Development on Railway land parcel & freer (sq 17.92 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years"

(RFPI No. RLDA-RFP/CMZ/27 of 2022, dated-18.04.2022)

9. We _____ hereby undertake not to revoke this guarantee during its currency except with the previous consent of the RLDA in writing.
10. Any demand by RLDA for encashment of the BG Bond shall be deemed to have been duly served if delivered by hand, when left at _____ (address of the issuing branch); and if given or made by pre-paid registered post or facsimile transmission, when received at _____ (address of issuing branch of the bank) or by email at email id: _____ (email of the issuing branch) or the fax no. _____ (for the purposes of facsimile transmission)

IN WITNESS WHEREOF, THE BANK HAS executed this Guaranteed Bond on the day, month and year first above mentioned through its duly authorized representative.

SEAL OF THE BANK

SIGNED, SEALED AND DELIVERED
ON BEHALF OF THE BANK

BY SIGNATURE OF AUTHORISED
REPRESENTATIVE OF THE
BANK _____

NAME AND DESIGNATION _____

ADDRESS OF THE BRANCH _____

TELEPHONE & FAX NO _____

SIGNATURES OF THE WITNESSES _____

NAMES OF THE WITNESSES _____

ADDRESSES OF THE WITNESSES _____

Note: Bank Guarantee Repository System (BGRS) in RLDA - While issuing Bank Guarantee applicant must mention receiver's details as ICICI Bank IFSC ICI0000007, Branch Connaught Place, New Delhi, at which SFMS IFN 760 message shall be sent by issuing Bank through SFMS, to establish the authenticity of issued BG.





"Grant of lease for Commercial Development on Railway Land parcel of measuring 37.54 Acres (70,458 Sqm) at Sha's Colony on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

Form No. 14: Form of Lease Agreement

Bid Document No: -RLDA/RFP/CD/27 of 2022, dated-18.04.2022.

This LEASE AGREEMENT ("Lease Agreement") dated this [*] day of [*] 20xx ("Effective Date") is entered into at _____ by and between:

1. Rail Land Development Authority, a statutory authority constituted under the Railways (Amendment) Act, 2005 (No. 47 of 2005) having its office at _____ (hereinafter referred to as "RLDA" which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through Mr. _____ the Authorized Signatory, as authorized vide Office Order No. _____ dated _____ of the FIRST PART;

AND

2. [insert name of the Lessee], a company incorporated under the Companies Act, 2013 and having its registered office at [insert address] (hereinafter referred to as the "Lessee", which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and permitted assigns) represented herein through Mr. _____ the Authorized Signatory, as authorized vide Board Resolution dated _____ of the SECOND PART.

(Each of the parties of the FIRST and SECOND parts are hereinafter, as the context may admit or require, individually referred to as a "Party" and collectively as the "Parties").

WHEREAS

- A. RLDA is a statutory authority constituted under the Railways (Amendment) Act, 2005 (No. 47 of 2005) with the obligation, *inter alia*, of development on Railway Land for commercial use, entrusted to it by the Central Government (Ministry of Railways) for the purpose of generating revenue (required by Railways for up-gradation / maintenance of its network) by non - tariff measures.
- B. RLDA intends to undertake commercial development over a land area of approximately _____ Sqm of Railway Land at _____ as described, more particularly in _____ (the 'Site').
- C. As part of the proposed development of the Site, RLDA had conducted a competitive bidding process by inviting proposal in the form of bids (the "Bid") vide its Bid Notice no. _____ dated _____ to undertake the development of the Site, on the terms and conditions specified herein.
- D. The [Name of the Selected Bidder entity and in case of a consortium, name of all the members of the Selected Bidder entity] (the 'Selected Bidder') was the successful bidder and was issued the Letter of Acceptance (the "LOA") dated _____ by RLDA.



Product Development Pvt. Ltd.
[Signature]
 Authorized Signatory

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,458 Sqm) at Salt Colah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

- E. The Selected Bidder has, in accordance with the LOA, promoted and incorporated the Lessee as a company under the provisions of the Companies Act, 2013 and the Selected Bidder and the Lessee have, by their letters dated _____ and _____ respectively, requested RLDA to accept the Lessee as the entity, which shall undertake and perform the obligations and enjoy the rights as specified herein.
- F. The Lessee/Selected Bidder², in compliance of the terms and conditions of the LOA, has:
- (a) paid to RLDA an amount of ₹ _____ towards the First Installment of the Lease Premium as specified in the LOA, in the following manner:
 - (i) _____
 - (ii) _____and
 - (b) deposited with RLDA a bank guarantee of value: _____ (Rupees _____ only no. _____ issued by _____ dated _____ on [insert date] (the "Performance Guarantee").
- G. The Lessee is desirous of acquiring lease rights over the Site for the purposes of conceptualizing, designing, financing, construction, marketing, leasing, operating and maintaining the Assets upon the Site.
- H. RLDA has agreed to grant to the Lessee, the lease rights and other rights in the Site [and license and right to access the Redevelopment Land for designing, financing, constructing and vesting of the Redevelopment Assets] subject to the fulfilment of the Conditions Precedent and upon the fulfilment of the other obligations of the Lessee as contained herein in accordance with the terms and conditions of this Lease Agreement.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Lease Agreement and related Lease Documents (the receipt and adequacy of which are hereby mutually acknowledged), the Parties, with the intent to be legally bound, hereby agree to the terms and conditions specified herein.

1. RLDA grants to the Lessee, the Site on lease for a period of ___ years from the Effective Date on the terms and conditions contained in the following documents which shall be deemed to form a part of this Lease Agreement:

- a) The Letter of Acceptance dated _____;
- b) Bid Documents

The Lessee shall carry out the Development Project on the Site leased out to it [and the Redevelopment Project on the Redevelopment Land] in accordance with the provisions of the Lease Agreement.

Strike out whichever is not applicable.

Part III Instruction to Bidder and Bid Form of RLDA LDNS

90



291

Signature of Bidder
Bidder's Authorized Signatory



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,488 Sqm) at Salt Colah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/007 of 2022, dated-15.04.2022)

IN WITNESS WHEREOF, the Parties hereto have caused the Lease Agreement to be signed in their respective names as of the day and year first above written.

<p>FOR AND ON BEHALF OF Rail Land Development Authority By Authorized Representative:</p>	<p>Witness 1. Signature Name Address 2. Signature Name Address</p>
<p>FOR AND ON BEHALF OF <i>[name of the Lessee]</i> By Authorized Representative:</p>	<p>Witness 1. Signature Name Address 2. Signature Name Address</p>



[Handwritten signature and text, possibly a date or reference number]



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Saha Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CDS27 of 2022, dated 18.04.2022)

SCHEDULE - I

PART - A

SITE DESCRIPTION AND SITE PLAN

(To be reproduced from LDMB Part-V Schedules and Specifications)



2022-23-24
 Director / Authorised Signatory

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.02 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

[RFP No. RLDA/RFP/CD/13 of 2022, dated-18.04.2022]

SCHEDULE - I

PART - B

DCR Norms

(To be reproduced from LDHB Part-V Schedules and Specifications)



Signature of the authorized signatory



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.42 Acres (76,450 sqm) at Salt Gofah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CC/07 of 2022, dated 18.04.2022)

SCHEDULE - I

PART - C

SITE INVENTORY

(To be reproduced from LDHB Part-V Schedules and Specifications)



Received Conditionally Ltd
Amit
Director, Howrah Railway Station



"Grant of lease for Commercial Development on Railway land parcel adjoining 17.01 Acres (70,456 Sqm) at Salt Gola, on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/37 of 2022, dated 19.04.2022)

SCHEDULE - II

ASSETS

(To be reproduced from LDHB Part-V Schedules and Specifications)



Handwritten signature and text, possibly a date and name, located on the right side of the page.

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,455 Sqm) at Salt Gate on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFR No. BLDARFP/CD/27 of 2022, dated: 10.04.2022)

SCHEDULE - III
PROJECT UTILITIES

(To be reproduced from LDHB Part-V Schedules and Specifications)



Riverfront Condominium Pvt. Ltd.
Amitabh Kumar
Director, Riverfront Development



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.11 Acres (70,458 Sqm) at Sate Gopin on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDARPP/CO/27 of 2022, dated-18.04.2022)

SCHEDULE - IV
SCHEDULE OF PAYMENT

(Set Form-12, submitted by the Bidder should be reproduced)



Government Corporation Pvt. Ltd.
[Signature]
Director / Authorized Signatory



"Grant of Lease for Commercial Development on Railway land parcel admeasuring 17.42 Acres (70,455 Sqm) at Suli Ghat on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/REP/DM/27 of 2022, dated 18.06.2022)

SCHEDULE -V
MANDATORY WORKS

(To be reproduced from LDHB Part-V Schedules and Specifications)



Director, Construction and
A. K. Das
Director, Construction and
A. K. Das



Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

(RFP No. RLDA/WF/VD/27 of 2022, dated-18.04.2022)

SCHEDULE - VI

SPECIFICATIONS OF MANDATORY WORKS

(To be reproduced from LDHR Part-V Schedules and Specifications)



Accepted & Approved by
A. K. J.
Director / Authorised Signatory



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,416 Sqm) at Salt Colon on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

SCHEDULE – VII

DRAWINGS OF MANDATORY WORK

(To be reproduced from LDHS Part-V Schedules and Specifications)



For RLDA/CD/2022/27 of 2022
A. K. Das
Director, Authority of Signatory



"Grant of Lease for Commercial Development on Railway land parcel adjoining 12.61 Acres (30.455 Sona) at Salt, Gola on the Western Bank of Hinghly River in Nawalpur (West Block) for 99 years".

(RFP No. RLDA/RFP/CO/27 of 2022, dated-16.04.2022)

Form No. 15: Performance Guarantee
Bank Guarantee bond for Performance Guarantee
 (To be executed on Non Judicial Stamp paper of Rs. 100/-)

Date: _____

No. _____

To,
 The Vice Chairman,
 Rail Land Development Authority (RLDA),
 Unit No. 702-B, 7th Floor, Konnectus Tower,
 DMRC Building, Ajmeri Gate,
 New Delhi-110002

In consideration of the Rail Land Development Authority (hereinafter called "The RLDA") having agreed to exempt _____ (hereinafter called "The said Selected Bidder/ Lessee") from the demand, under the terms and conditions of Bid Documents/LOA No./ Agreement _____ dated _____ made between RLDA and _____ for _____ (hereinafter called "the said LOA/Lease Agreement"), of security deposit for the due fulfillment by the said Selected Bidder/ Lessee of the terms and conditions contained in the said Bid Documents/Lease Agreement, on production of a Performance Bank Guarantee Bond for Rs. _____ (Rupees _____ only) we, _____ (hereinafter referred to as the bank") at the request of _____ Selected Bidder/ Lessee do hereby undertake to pay to the RLDA any amount not exceeding Rs. _____ against any loss or damage caused or suffered or would be caused to or suffered by the RLDA by reason of any breach by the said Selected Bidder/ Lessee of any of the terms or conditions contained in the said Bid Documents/ Lease Agreement.

2. We _____ (Indicating name of the bank) do hereby undertake to pay the amounts due and Payable under this guarantee without any demur, merely on a demand from the RLDA stating that the amount claimed is due by way of loss or damage caused to or would be caused to or suffered by the RLDA by reason of breach by the said Selected Bidder/ Lessee of any of the terms or conditions contained in the said LOA/Lease Agreement or by reason of the Selected Bidder/ Lessee failure to perform the obligations under the said LOA/Lease Agreement. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. _____ (Rupees _____).

3. We undertake to pay to the RLDA any money so demanded notwithstanding any dispute or disputes raised by the Selected Bidder/ Lessee in any suit or proceeding pending

[Handwritten signature]



"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,455 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/05/27 of 2023, dated-16.09.2022)

before any court or tribunal relating thereto our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the Selected Bidder/ Lessee shall have no claim against us for making such payment.

4. We _____ (indicating name of the bank) further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said LOA/Lease Agreement and that it shall continue to be enforceable till all the dues of the RLDA under or by virtue of the said LOA/Lease Agreement have been fully paid and its claim satisfied or discharged or till RLDA certifies that the terms and conditions of the said LOA/Lease Agreement have been fully and properly carried out by the said Selected Bidder/ Lessee and accordingly discharges the guarantee. Unless a demand or claim under this guarantee is made on us in writing on or before the _____ we shall be discharged from all liability under this guarantee thereafter.
5. We _____ (indicating name of the bank) further agree with the RLDA that the RLDA shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said LOA/Lease Agreement or to extend time of performance by the said Selected Bidder/ Lessee from time to time or to postpone for any time or from time to time any of the powers exercisable by the RLDA against the said Selected Bidder/ Lessee and to forbear or enforce any of the terms and conditions relating to the said LOA/Lease Agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Selected Bidder/Lessee or for any forbearance, act or omission on the part of the RLDA or any indulgence by the RLDA to the said Selected Bidder/Lessee or any such matter or thing whatsoever which under the law relating to sureties would but for this provision, have effect of so relieving us.
6. The Bank Guarantee Bond shall be a continuing irrevocable obligation. Invocation of this Guarantee Bond by any official of RLDA shall be valid and unquestionable.
7. We, _____ further state that our bank is a nationalized/scheduled bank having a networth of Rs. 1000 crores or more which is a prerequisite as stipulated by RLDA for issue of the said bank guarantee bond.
8. This guarantee will not be discharged due to the change in the constitution of the bank or the Selected Bidder/ Lessee.
9. We _____ lastly undertake not to revoke this guarantee during its currency except with the previous consent of the RLDA in writing.
10. Any demand by RLDA for encashment of the BG Bond shall be deemed to have been duly served : if delivered by hand, when left at _____ (address of the issuing branch); and if given or made by pre-paid registered post or facsimile transmission, when received at _____ (address of issuing branch of the Bank) or by email at Email id _____ (email of the issuing branch) on the fax no. _____ (for the purposes of facsimile transmission).

Amal
Director/Authorized Signatory



"Grant of Lease for Commercial Development on Railway Land parcel of area about 17.44 Acres (70,430 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 53 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

IN WITNESS WHEREOF, THE BANK HAS executed this Guarantee Bond on the day, month and year first above mentioned through its duly authorized representative.

SEAL OF THE BANK
DELIVERED

SIGNED, SEALED AND

ON BEHALF OF THE BANK BY

SIGNATURE OF AUTHORISED
REPRESENTATIVE OF THE
BANK _____

NAME AND DESIGNATION _____

ADDRESS OF THE BRANCH _____

TELEPHONE & FAX NO. _____

SIGNATURES OF THE WITNESSES _____

NAMES OF THE WITNESSES _____

ADDRESSES OF THE WITNESSES _____

Note: Bank Guarantee Repository System (BGRS) in RLDA – While issuing Bank Guarantee applicant must mention receiver's details as ICICI Bank IFSC ICIC0000007, Branch Connaught Place, New Delhi, at which SFMS IFN 760 message shall be sent by issuing Bank through SFMS, to establish the authenticity of issued BG.



Overfront Condominium Pvt. Ltd.
[Signature]
Secretary



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/CFE/100/27 of 2022, dated-19.04.2022)

Form No. 16: Sample Form of MoA of SPC
(Under The Companies Act, 2013)
(COMPANY LIMITED BY SHARES)

MEMORANDUM OF ASSOCIATION
OF

- I. The name of the company is "_____".
- II. The registered Office of the Company will be situated in the State of _____.
- III. The objects for which the company is established are:

A. THE MAIN OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:

1. To develop Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years". Railway land/air space to be leased to the company by Rail Land Development Authority (RLDA) on design build finance operate and transfer model as laid down in the lease agreement and other documents to be entered into with RLDA and to take all actions as may be required for development of the project.
2. To carry on the business of promoters, developers, builders, managers, architects, contractors, sub-contractors, planners, designers, construction engineers, decorators, interior decorators, fabricators, engineers, survivors, appraisers, mortgagees of commercial complexes and to engage in all types of construction activities incidental or in relation to the project carried on by the Company at railway land leased to the company by RLDA in term of object 1 above.

B. THE OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE MAIN OBJECTS ARE:-

1. To purchase and otherwise acquire, own, import, all materials, substances, appliances, machines, containers and such other articles and apparatus and things capable of being used in the main business and to own, lease and otherwise acquire and use facilities of whatever kind as may be convenient or useful or conducive to the effective working of the main objects of the Company.
2. To acquire, build, alter, maintain, enlarge, remove or replace and to work manage and control any buildings, offices, factories, mills, shops, machinery and conveniences which may seem necessary to achieve the main Objects of the company.





'Grant of Lease for Commercial Development on Railway Land parcel adjoining 17.41 Acres (70,456 Sqm) at Salt Lake on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years'.

(RFP No. RLDA/RFP/CD/27 of 2022, dated-16.04.2022)

3. To carry on and transact every kind of guarantee, corporate guarantee and counter guaranteed business and to guarantee the payment/repayment of loans borrowings of any nature whatsoever granted by any institution and/or any person to any individual firm(s) association of person and money secured by or payable under or in respect of Stocks, Bonds, Debentures, debentures stocks, contracts, mortgages, charges, obligations and securities of any company whatsoever whether incorporated or not.
4. To purchase, take on lease or tenancy or in exchange, hire take options over or otherwise acquire any estate or interest whatsoever and to hold, develop, work concessions, grants, decrees, licenses, privileges, claims, positions, leases, property, real or personal or rights or powers of any kinds which may appear to be necessary for the main objects of the Company.
5. To pay for preliminary and pro-incorporation expenses of the Company.
6. To exchange, mortgages, royalty or tribute grant licenses, easements options and such other rights over and dispose of the whole or any part of the undertaking, property, assets, rights and effects of the Company for such consideration as may be thought fit and in particular for stocks, shares debentures whether fully or partly paid up or securities of any other company having objects whole or in part similar to those of the Company.
7. To pay for any rights or property acquired by the Company and to remunerate any person, firm or body corporate rendering services to the Company either by cash payment or by allotment to him or them of shares or securities of the Company as paid up in full.
8. To advance money, either with or without security and give credit to such persons (including government) and upon such terms and conditions as the Company may deem fit to attain the main objects of the Company provided that the Company shall not carry on banking business within the meaning of Banking Regulation Act, 1949.
9. To undertake financial and commercial obligations, transactions and operations of all kinds, in connection with the main of the company.
10. To guarantee the performance of any contract or obligation and the payment of money or dividends and interest on any stock, shares or securities of any company, corporation, firm or person in any case in which such guarantee may be considered directly or indirectly to further the main objects of the Company.
11. To guarantee the payment of money unsecured or secured or payable under or in respect of promissory notes, bonds, debentures, stocks, contracts, mortgages,

306

Arundhati
Secretary





"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.43 Acres (70,455 Sq.m) at Salt Golais on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years",

(RFP No. RLDA/RFP/CD/97 of 2022, dated-18.04.2022)

charges, obligations, instruments and securities of any company or of any authority supreme, municipal, local or of any persons whether incorporated or not incorporated and to guarantee or become sureties for the performance of any contracts or obligations as may be necessary for the main objects of the Company.

12. To subscribe for acquire, hold and dispose of shares, share-stock, debentures, bonds, debenture-stock, mortgages, obligations securities of any kind issued or guaranteed by any company (body corporate/undertaking) of whatsoever nature and howsoever constituted and to subscribe for acquire and hold shares, debentures and debenture-stocks and debenture-bonds, mortgages, obligations and such other securities issued or guaranteed by any government, trust, municipal, local or such other authority or body of whatever nature, whether in India or elsewhere as may be conducive to the main objects of the Company.
13. Subject to the provisions of section 77 of The Companies Act, 2013, to invest other than investment in Company's own shares, any money of the Company not immediately required in any investments movable or immovable as may be thought proper and to hold, invest in shares or stock as may be necessary for the main objects of the Company.
14. Subject to Sections 58A, 292, 293, 295 and 372A of the Act and Rule and Regulations made there under and the directions issued by Reserve Bank of India to receive money on deposit or loan and borrow or raise money in such manner as the company shall think fit and in particular by the issue of debentures or debenture-stock (perpetual or otherwise) and to secure the payment of any money borrowed, raised or owing on the mortgage, charge or lien upon all or any of the property or assets of the Company (both present or future) including its uncalled capital and also by similar mortgage, charge or lien to secure and guarantee the performance by the Company, or any other such person or Company of any obligation undertaken by the Company.
15. To draw, make, accept, endorse, discount, negotiate, execute and issue bills of exchange, promissory notes, bills of lading, debentures and other negotiable or transferable instruments or securities.
16. To apply for, purchase or otherwise acquire and protect, prolong and renew in any part of the world, any patents patent rights, brevets, inventions, trademarks, designs, licenses, protections, and concessions conferring any exclusive or non-exclusive or limited right to their use or other information as to any invention, process or privileges which may seem capable of being used for the main objects of the Company or the acquisition of which may seem calculated directly or indirectly to benefit the company and to use exercise develop or grant licenses or privileges in respect of the property rights and information so acquired.



"Grant of Lease for Commercial Development in Low Railway Land parcel admeasuring 17.41 Acres (79,456 Sqm) at Salt Goleh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/00127 of 2022, dated: 16.04.2022)

17. To spend money in experimenting upon and testing and improving or seeking to improve any patents, rights, inventions, discoveries, processes or information of the Company or which the Company may acquire or propose to acquire.
18. To do all or any of the main business activities either as principals, agents, trustees, contractors or otherwise and either alone or in conjunction with others and either by or through agents, sub-contractors, trustees or otherwise.
19. To acquire and takeover all, or any part of the business property and liabilities of any person, firm or company carrying on or proposing to carry on any business which this Company is authorized to carry on or possess property, suitable for the main objects of the Company.
20. To procure the registration or recognition of the company in or under the laws of any trade outside India.
21. To form, incorporate or promote any company or companies whether in India or elsewhere having amongst its or their objects the acquisition of all or any of the assets or controls, management or development of the Company or any other such objects which in the opinion of the Company could or might directly or indirectly assist the Company in the management of its main business or the development of its properties or otherwise prove advantageous to the Company and to pay all or any of the costs and expenses incurred in connection with such promotion or incorporation and to remunerate any person or company in any manner it shall fit for services rendered or to be rendered in or about the promotion of any other such company in which the Company may have any interest.
22. Subject to the provisions of Sections 391 to 394A of the Companies Act, 2013 to amalgamate or to enter into partnership or into any arrangement for sharing profits, union of interest, co-operation, joint venture or reciprocal rights with any person or persons or company or companies carrying on or engaged in the main objects of the Company.
23. To enter into any arrangements and take all necessary or proper steps with government or with other such authorities supreme, national, local, municipal or otherwise of any place in which the Company may have interests and to carry on any negotiations or operations for the purpose of directly or indirectly carrying out the main objects of the Company or effecting any modification in the constitution of the Company or for furthering the interests of the members and to oppose any such steps taken by any other such company firm or person which may be considered likely directly or indirectly, to prejudice the interest of the Company or its members, and to assist in the promotion whether directly or indirectly, of any legislation which may seem advantageous to the company and to obtain from any such Government



"Grant of Lease for Commercial Development of Railway Land parcel measuring 17.44 Acres (70,636 Sqm) at Sri. Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/TF/PC/27 of 2022, dated-18/04/2022)

Authority and company and charters, contracts, decrees, rights, grants, loans, privileges or concessions which the company may think it desirable to obtain and carry out exercise and comply with any such arrangements, charters, decrees, rights, privileges or concessions.

24. To adopt such means of making known the main objects of the Company as may seem expedient and in particular by advertising in the press by circulars, by purchase and exhibition of works of art or interest, by publication of books and periodicals and by granting prizes, rewards and donations.
25. (a) To undertake and execute any trust, the undertaking of which may seem to the Company desirable and either gratuitously or otherwise vest any real or personal property, rights or interests acquired by or belonging to the company in any person or Company on behalf of or for the benefit of the company and with or without any declared trust in favour of the Company.

(b) To accept gifts including by way of awards/prizes from Govt. and semi-Govt. bodies and to give gifts and donations to create trust for the welfare of employees, members, directors and/or their dependents heirs and children and for deserving objects any other persons, also to act as trustees.
26. To apply the assets of the Company in any way in or towards the establishment, maintenance or extension of any association, institution or fund in any way connected with any particular trade or business or commerce and particularly with the trade, including any association, institution or fund for the interests of masters, owners and employers against loss by bad debt, strike, combustion, fire, accident or otherwise or for the benefit of any employee, workman or other at any time employed by the Company or any of its predecessors in business or their families or dependents and whether or not in common with such other persons or classes of persons and in particular of friendly co-operative and such other societies, reading rooms, libraries educational and charitable institutions, dining and recreation rooms, temples, churches, chapels, school and hospitals and to grant gratuities, pensions and allowances and to contribute to any funds raised by public or local subscription for any purpose.
27. To give pecuniary otherwise to any association, body or movement having for an object the solution, settlement of industrial or labour problems or troubles or the promotion of industry or trade.
28. To subscribe or guarantee money for any national, charitable benevolent, public, general or useful object of and for exhibition, subject to the provisions of Sections 293, 233A&233B of the Act.



"Grant of lease for Commercial Development on Railway land parcel admeasuring 1741 Acres (70,458 Sqm) at Salt Gulch on the Western Bank of Hooghly River in Howrah (West Bengal) for 50 years".

(RFP No. RLDA/MS/POB/27 of 2022, dated-13.04.2022)

29. To establish and maintain or procure the establishment and maintenance of any contributory or non-contributory pension or superannuation funds for the benefit of and give, or procure the giving of donations, gratuities, pensions, allowances or emoluments to any person who are or were at any time in the employment or service of the Company or are allied to or associated with the company or with any subsidiary Company or who are or were at any time Directors or Officers of the company as aforesaid and the wives, widows, families and dependents of any such persons and also establish and subscribe to any institutions, associations, clubs or funds calculated to be for the benefit of or to advance the interest and well-being of the Company or of any such other Company as aforesaid and make payments to or towards the insurance of any such persons as aforesaid and do any of the matters aforesaid, either alone or in conjunction with any such other company as aforesaid.
30. To do all such other things as may be deemed incidental or conducive to the attainment of the main objects.

C. OTHER OBJECTS FOR WHICH THE COMPANY IS ESTABLISHED ARE: - NIL

- IV. The liability of the members is limited and this liability is limited to the amount unpaid, if any, on the shares held by them.
- V. The Authorized share capital of the company is Rs. _____ (Rupees _____) divided into _____ (_____) Equity shares of Rs. _____ (_____) each. The minimum Paid-Up Share Capital of the Company shall be Rs. _____ (_____).
- VI. We the several persons whose names and addresses are subscribed ---- are desirous of being formed into a company in pursuance of the Memorandum of Association and we respectively agree to take the number of shares in the capital of the company set opposite our respective names.

S. No	Name, Address, Description and Occupation of the Subscriber	Number of Equity Shares taken by the subscriber	Signature of subscriber	Signature, Name, Address, Description and Occupation of the Witness
(1)	(2)	(3)	(4)	(5)



310

Amend
13.04.2022



"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.91 Acres (79,456 Sqm) at Beli Batah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/00/27 of 2022, Dated: 18.04.2022)

I hereby witness the signatures of all the subscribers:

Place:

Date:

Witness of above signatures:

- 1.
- 2.



Handwritten signature and text:
 ...
 ...
 ...



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

BID FORM 16A: UNDERTAKING FROM BIDDER FOR NOT WINDING-UP AND/OR NOT AMALGAMATION OF THE SPC

Bid No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022

(To be printed on the authorized Letter head of the Bidder (in case of sole Bidder) or the Lead Member (in case of Consortium). Including full postal address, telephone, faxes and e-mail address).

Date:

To,

The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110002

Sub: - "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Dear Sir,

We hereby confirm and undertake that we/our members in the Consortium (constitution of which has been described in the Bid) shall constitute a SPC under the Companies Act, 2013, as per requirement under Clause 8.0 of Part-I of Bid Documents (Regulation for Bids and Lease Agreements) for implementation of the project. We further undertake that the newly constituted SPC for implementation of the Project as mentioned above shall neither be wound-up nor amalgamated with any other company, till the lease agreement with RLDA is in force.

We also hereby agree that in the event of non-compliance of anything stated above, shall be construed as an event of default on the part of Lessee and thus liable for termination of the lease agreement.

Thanking you,

Yours faithfully,

(Signatory, name and designation of the authorized signatory)

For and on behalf of _____





"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2023, dated-18.04.2023)

BID FORM 17

Bid No.-RLDA/RFP/CD/27 of 2023, dated-18.04.2023

UNDERTAKING along with Article 19 of ITS (Part III of Bid documents)
FORM OF UNDERTAKING TO BE SUBMITTED ON LETTERHEAD BY THE BIDDER
ALONGWITH BID FORM (ORIGINAL) IN PURSUANCE OF ARTICLE No 19

Date:

Place:

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
702-B, 7th Floor, Konnectus Tower-2,
DMRC Building, Ajmeri Gate, Delhi-110002.

Dear Sir,

Sub: Bid for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

This has reference to the Bid being submitted by _____ (mention the name of Bidder/Lead Member in case of a Consortium) in respect of the captioned Project in response to the Bid Forms issued by the RLDA dated _____ 20__.

We hereby confirm and undertake the following:

1. That we have read the Article No 19 of the Bid Documents. The said Article to the Bid Documents is acceptable to us and we are placing Bids after being fully aware of the terms and conditions thereof.
2. That we shall pay Bid Security online on the RLDA E-Bid Portal using E-Payment gateway.
3. That owing to the COVID-19 lockdown/phases of unlockdown, the Bid Form (Original), other Bid Forms, Undertaking, Affidavits and Other supporting Documents are being submitted by us in soft copy, duly signed and stamped by the Bidder, and/or duly signed by the Architect and Statutory Auditor or Chartered Accountant, where required, as per the instructions contained in the Addendum.

That we undertake to file all documents as applicable to us in hard copy, complete in all respects, i.e., duly notarised & attested executed on stamp paper, as required as



313

Handwritten signature and date: 18/04/2023



"Grant of lease for Commercial Development on Railway land parcel addressing 17/41 Area (70,466 Sqm) at Salt Gokul on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/DCD/27 of 2022, dated-18.04.2022)

per Addendum Last Article within 80 days of lifting of lockdown/phases of unlockdown or as called by RLDA failing which it shall lead RLDA to consider the Bid as withdrawn and forfeit our bid security under clause 12.8 (b) of Part I of bid documents OR cancel the LOA along with forfeiture of bid security on account of lack of earnestness on our part, as the case may be.

In witness thereof, I/we submit this Bid under and in accordance with the terms of the Bid Documents.

Yours faithfully,

Date:
Place:

Seal of the Bidder/

(Signature of the Bidder/Authorized Signatory)

(Lead Member of the Consortium)

(Name and designation)

End of Part-III



... Consortium Pvt. Ltd.
(Handwritten signature)
... Authorized Signatory

SURENDRA KUMAR DUGAR
Digitally signed by SURENDRA KUMAR DUGAR
DN: cn=SURENDRA KUMAR DUGAR, o=RLDA, ou=West Bengal, email=SURENDRA.KUMAR.DUGAR@wb.gov.in

Digitally signed by HEM KUMAR
Date: 2022.04.27 12:37:27
Reason: Authenticated

1. Grant of Lease for Commercial Development and Heavy Land parcel comprising 17.11 Acres (70,450 Sqm) at Sahibpota on the Westbank of Hooghly River in Howrah (West Bengal) for 85 years.

REF No. RDA/337/CO/22 of 2012 dt. 20.04.2013.

PART-IV

SPECIAL CONDITIONS OF LEASE AGREEMENT



For New Delhi Community FVL Ltd.
[Signature]
Director, Community Facility

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,455 Sqm) at Salt Gobal on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/HRP/DB/ 27 of 2021 dated 15.04.2021)

PART-IV

SPECIAL CONDITIONS OF LEASE AGREEMENT

The following Special Conditions of Lease Agreement shall supplement the General Conditions of Lease Agreement (GCLA). Whenever there is a conflict, the provisions herein shall prevail over those in the GCLA.

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
Appointed Date	1.	1.1.6	60 (Sixty) days from Effective Date
Sub-Lessee	2.	New Definition	"Sub-Lessee" shall mean the party with whom the Lessee executes the Sub-Lease Deed.
Term	3.	1.1.93	99 Years
Right of way to the site	4.	2.4	Right of Way to the site shall be given by RLDA within 30 days from the effective date.
Condition Precedent	5.	4.	Applicable.
Scope of Development and Additional Lease Premium & Annual Lease Rent.	6.	5.1 & 5.4	<p>The permissible FSI for the site is 3.0 for Predominantly Residential development/use as per local bye-laws/DCR Norms of Howrah Municipal Corporation. Bid has been invited for subject site as shown in plan in Part-V of RFP. The Selected Bidder/Lessee has the liberty to undertake Development of the project as per requirement with permissible Built-Up Area of 2,11,368 Sqm.</p> <p>No reduction in the Lease Premium and Annual Lease rent shall be allowed to the Developer, if the specified Built Up Area offered is technically achievable at the time of sanction of the project plans.</p>



Authorized Signatory
 Director (HRP) - 400, Howrah

"Grant of Lease for Commercial Development on Railway Land parcel adjoining 1749 Acres (73,152 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/ 27 of 2011 Dated 18.04.2011)

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
Interest Rate on Lease Premium instalments and Additional Lease Premium Instalments.	7	5.2.2	New Clause should be read as, Interest shall be payable on the total outstanding amount of the Lease Premium, Additional Lease Premium, at rate of interest specified in the Schedule of Payment mentioned in Bid Form-12 of Part-III of Bid Document.
Reference Circle Rate	8	5.4.1	The reference circle rate of the subject site shall be the latest prevailing circle rate of Salkia School Road & Kings Road area of Howrah, for Residential use as applicable on the date of opening of bid.
Signages & Steel Hoardings at Site	9	9.2	Following is added The Lessee shall design & provide suitable number of signages, in consultation with the Nodal Officer of site, for the development project depicting the name of the project, name of RLDA and the Lessee with respective logos, during as well as after completion of the project. The signages to be provided on top of buildings or suitable steel hoardings, as found suitable. The Lessee shall submit the design of the signage to the Nodal Officer for approval.
Total Development Period	10	10.3	10 years from the effective date



1749 Acres (73,152 Sqm) at Salt Gola, Howrah, West Bengal, India.
 For and on behalf of RLDA
 Director (Commercial Development)
 RLDA, Salt Gola, Howrah, West Bengal, India.

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70.430 Sqm) at Salt Golshi on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CO/22 of 2022) Dated: 18.04.2022

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
Marketing and sub leasing	11.	13.1	The Marketing & Sub-Leasing Rights of the Lessee will be supplemented by: "The Lessee shall be given controlled and regulated marketing rights. Lessee will market through Agreement to Sub-Lease, the percentage Built-Up Area equal to the percentage of Lease Premium that has already been paid to RLDA." 100% marketing Rights shall be given to Lessee if the Lessee submits Bank Guarantees for all outstanding amounts against the Lease Premium, including interest and GST thereon.
Marketing and Sub-Leasing	12.	13.1.1	Clause 13.1.1 Shall be read as: "All amounts due and payable by third parties pursuant to marketing by the Lessee should be paid through Demand draft or account payee Cheque and be deposited in either the Escrow Account (if applicable) or a designated bank account of the Lessee. The Lessee shall furnish the details of the designated bank account to RLDA prior to undertaking any marketing in respect of the Project. Further the Lessee shall not utilize the receipts from the marketing/Sub-leasing except towards meeting with the expenses in executing the Project and making payments of Consideration to RLDA until the entire Project is completed and Completion Certificate is issued by the Nodal Officer.
Marketing and sub leasing	13.	13.2 (a)	Para 13.2 (a) shall be read as: "The Lessee shall not sub-lease the site. However, the Lessee shall have right to sub-lease, sub-let and license of the built up space constructed on the Site leased to him.



Resident Development Pvt. Ltd.
[Signature]
 Director of Public Affairs, Signatory

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456.5 sqm) at Salt Colliery on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. R1P/RR/10/17 of 2022 dated-18.04.2022)

Sub-title	SCLA Clause No.	Rel. GCLA Article No.	Provisions
Marketing and sub leasing	14	13.2 (b)	Para 13.2(b) shall be read as under The draft of Sub-Lease Deed shall be prepared by the Lessee complying with the requirements under the Lease Agreement as per typical draft specified at Annexure-C to the GCLA and shall have to be pre-approved by the Nodal Officer. However, draft format of Annexure-C shall be suitably modified and drafted by lessee duly incorporating the provisions of Real Estate (Regulation & Development) Act, 2016 (hereinafter referred as "RERA") and any other applicable laws for successful Marketing and Sub-Leasing but within the provisions of Rules and Regulations of RLDA published under gazette notification from time to time. The draft format shall be drafted by a legal counsel of the Lessee in consultation with RLDA same shall be vetted and approved by RLDA and its legal counsel, within 30 days of submission of the draft format by the Lessee. In case the Sub Lease Deed is required to be registered prior to issue of the Completion Certificate by RLDA, same shall be permitted by suitable amendment in Article 13 of GCLA subject to suitable safety measures in the Escrow Account mechanism.
Marketing and Sub-Leasing	15	13.2	Clause 13.2 Shall be supplemented by Clause 13.2 (h) and be read as: "The Lessee shall have 100% marketing and sub-leasing Rights on submission of Bank Guarantees for all the outstanding amounts against the Lease Premium, including interest thereof."



Rivafant Condominium Pvt. Ltd.

[Handwritten signature]
Authorized Representative

"Grant of Lease for Commercial Development on Railway Land parcel adjoining 17A1 Area (78.430 Sqm.) at Belt Gatah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

1959 No. RLDA/WFP/COM/77 of 2012 Dated 18.04.2012

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
Extension of time of payment for delay on account of the Lessee	16.	14.4	<p>Article 14.4 shall be read as under:</p> <p>Extension of time of payment for delay on account of the Lessee: -The time fixed for making various payments to RLDA by the Lessee specified in the Agreement documents shall be deemed to be the essence of the Agreement and the Lessee must make these payments not later than the dates as specified in the Agreement. If the Lessee fails to make these payments within the time as specified in the Agreement for reasons other than there as on specified in Article 14.1 it shall be construed as a Payment Default on behalf of the Lessee and RLDA may, if satisfied that the overdue payment can be made by the Lessee within reasonably short time thereafter allow the Lessee extension of date (s) of such payment(s) as the Nodal Officer may decide. On such extension, RLDA will be entitled without prejudice to any other right and remedy available on that behalf to recover from the Lessee damages, as mutually agreed genuine pre-estimate of such damages, and not by way of penalty a sum computed at an annual rate of interest of 3% higher for first year and another 3% higher for the next year than the rate of interest specified in Schedule of Payment for the actual delay (in number of days) in making the payment.</p> <p>For the purpose of this sub-clause, the maximum period of extension that can be granted shall not exceed two years.</p>



For and on behalf of the Lessee
 [Signature]
 [Name]

"Grant of Lease for Commercial Development of Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Sali Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/119/GS/27 of 2022 Dated-18.04.2022)

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
Escrow Account	17.	15.10.	<p>In end of the para following sub-para 15.10.3. is added.</p> <p>Escrow Agreement shall be terminated: if the Lessee submits Bank Guarantees for all outstanding amounts against the Lease Premium and Additional Lease Premium including interest thereof and applicable GST thereon.</p> <p>The draft format annexed as Annexure-A "Format of Escrow Agreement" appearing in GCLA may be modified and drafted by the Lessee duly incorporating provisions to meet the requirement of the Lender Bank, RERA, GST & any other provisions of the Applicable Laws. The draft format shall be drafted by a team of legal counsel and taxation expert selected by the Lessee after consultation with RLDA only. Same shall be examined by RLDA through an independent legal & financial expert before approval within 45 days of submission of the draft format by the Lessee. The decision of RLDA shall be final in this regard.</p>
Right of First Refusal in Fresh Bidding	18.	20.2	Not Applicable.
Vesting Provisions	19.	20.3.	The existing Article is supplemented with "The Lessee shall handover all the Assets and Project Utilities along with the approvals and N.O.C's from Govt. Departments"
Termination and substitution	20.	21.5.	"Notwithstanding anything to the contrary, RLDA shall be entitled to determine and terminate the Agreement by giving a due notice, if the site is required for Railway's operational use and the Lessee hereby expressly waives his right to challenge the same".



Riverview Condominium Pvt. Ltd.

[Signature]
Authorized Signatory

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Lake on the Western Bank of Hooghly River in Howrah (West Bengal) for 88 years".

RFPI No. RLDA/OPH/CL/27 of 2012 Dated: 18.04.2022

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
Termination Payment	21.	22.1.3	The maximum Cost of Assets (COA) will be Rs.1015 Cr. (Rupees One Thousand Fifteen Crore Only) or actually incurred by the Lessee whichever is lower. In case of any variation in land area of Site, pro-rata variation in COA shall be applicable. Further, the termination payment calculations will also be based on proportionate to effective FSI actually achieved by the developer. WPI ₀ = As on the date of signing of agreement.
Bank Guarantee Bond	22.	LDHB (Part-I) & GCLA (Part-II)	The word 'Bank Guarantee' wherever appearing in LDHB (Part-I) & GCLA (Part-II) shall be read as 'Bank Guarantee Bond'.
Sub-Lease Deed	23.	Contents 13.2 (b) and Annexure - C of GCLA	The word "Form of Sub-Lease Deed" to be read as "Form of Sample Sub-Lease Deed. However, the format of Sample Sub-Lease Deed shall be approved by RLDA before execution by the Lessee.



REPRESENTED BY: RLDA/OPH/CL/27 of 2012

 Director, RLDA

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Dalah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. 8/20/2017/2017 dated 14.04.2017)

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
Sub-Lease Deed	24.	LDHB (Part-II) Annexure - C	<p>The word "Sub-Lease Deed" in heading to be read as "Sample Sub-Lease Deed. However, the format of Sample Sub-Lease Deed shall be approved by RLDA before execution by Lessee. Article-IV Consideration</p> <p>4.2 In consideration for the grant of the sub-lease by the lessee to the sub-lessee under this Sub-lease Deed, the Sub-Lessee hereby agrees to pay to the lessee:</p> <p>(i) A monthly sub-lease rent starting at Rs. (Rupees only) in advance (monthly/quarterly/yearly) prior to the 7th day of month/quarter/year throughout the sub lease Term. The rent shall get increased by % (specify subject to minimum of 15%) every three calendar years effective on the 1st January end.</p> <p>(ii) Sub lease premium amount of Rs. for sub lease period of Years Months Days (sub lease ending on). Accordingly the sub lessee has already paid Rs. (Rupees) as upfront Sub lease premium for Sub lease period in years months days ending on) Vide bank cheque no. dated to the lessee.</p>
Sanction of Building Plan	25.	-	<p>The Developer shall submit the building plans to Howrah Municipal Corporation through RLDA to get the building plans approved from HMC and all the applicable charges levied by Approving Authority/Municipal Authority for plan sanctions shall be borne by the Developer.</p> <p>The developer has to submit the entire proposal of development of aforesaid Railway land (designed on the basis of HMC Building Rule 2009 which is mutandis to the jurisdiction limit of HMC vide notification No.43/MA/O/C-4/1A-5/2010, dtd-16.02.2011, to Howrah Municipal Corporation for obtaining NOC, as communicated by HMC to RLDA vide Memo No-3090/AE/Blg/21-22, dtd-02.03.2022.</p>

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,493 Sqm) at Salt Ghat on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(JRF No. RLDA/RSP/CC/27 of 2022 Dated 16.04.2022)

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
Excepted Matters	26.	23.4	<p>Article 23.4 shall be read as under :</p> <p>"All disputes in connection with the Agreement which are not resolved by mutual consent in terms of Article 23.1 and subsequently not resolved by reference to Conciliation Committee in terms of Article 23.2, such unresolved disputes only, shall be referred by either Party to Arbitration provided that matters for which provisions have been made in Article 25.2, Article 5, Article 8-17, Article 14.2-3, Article 20, Article 21, Article 22.5, Article 25.3 shall be deemed as Excepted Matters (matters not arbitrable) and the decision of RLDA there on shall be final and binding on the Lessee, provided further that 'excepted matter' shall stand specifically excluded from the purview of the arbitration clause".</p>
Procedure for Arbitration	27.1	23.5.1	<p>Para 23.5.1 shall be read as under :</p> <p>"In the event of any Dispute, difference or controversy of whatsoever nature, arising under or out of or in relation to the instant agreement between the Parties hereto, disputes relating to the construction or operation of this Agreement, or the respective rights and liabilities of the Parties on any matter in question which are not resolved by mutual consent in terms of Article 23.1 and subsequently not resolved by reference to Conciliation Committee in terms of Article 23.2 but except in any of the Excepted Matters referred to in Article 23.4 of these conditions, shall be finally decided by reference to arbitration in accordance with the RLDA Arbitration Rules as stated under Article 23.3 and shall be subject to the provisions of The Arbitration and Conciliation Act, 1996".</p>



Handwritten signature and name of the authorized person, likely a representative of RLDA, with the text "Authorized Signatory" written below.

"Grant of Lease for Commercial Development on Railway Land parcel adjoining 11.41 Acres (70,458 Sqm) at Sati Gajah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(R/F No-RLDA/162/CP/27 of 2017 Dated 18.04.2022)

Sub-title	SCLA Clause No.	Ref. GCLA Article No.	Provisions
Procedure for Arbitration	27.2	23.5.13	Para 23.5.13 shall be read as under: "While appointing arbitrator(s) under this Article 23, due care shall be taken that he/ they are not falling in any category of relationships as specified under Schedule V and Schedule VII of The Arbitration & Conciliation Act, 1996 with either party".
	27.3	23.5.19	Para 23.5.19 shall be read as under: The cost of arbitration shall be borne by the respective parties.
Relief against delay on account of OSR (open space for recreation) :-	28	-----	Not Applicable
N.O.C. for cutting of trees	29	-----	The site is having some trees which are required to be taken care during the planning or removal / cutting/ transplantation of the same will have to be done by the developer at their own cost. The selected developer shall have to obtain necessary permission for cutting of trees, existing on subject site, if required, as per extent rules, regulations and guidelines of the West Bengal government in this regard.



SURENDRA KUMAR DUGAR
Digitally signed by SURENDRA KUMAR DUGAR
DN: cn=SURENDRA KUMAR DUGAR, o=RLDA, ou=Howrah, c=IN

Digitally signed by HEMANT KUMAR
Date: 2022.04.29 12:38:28 IST

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70.455 Sqr) at Salt Dalah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLOA/RFP/CB/ 27 of 2022 Dated 18.04.2022)

PART-V

SCHEDULES AND SPECIFICATIONS



Revised Conditions of Sale
Approved by the
Railway Land Development Authority

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(R/P No. RLDA/K/P/CO/23 of 2022 Dated-16.04.2022)

CONTENTS

SCHEDULE	ITEM	PAGE NO
Schedule - I - Part -A	Site Description and Site Location Plan	3
Schedule - I - Part -B	Site Inventory	4
Annexure-I	Site Entrustment Letter	5
Annexure-II	Site Location Plan	8
Annexure-III	Composite Master Plan of Mouza Maps Superimposed on Topographical Survey Plan of Salt Gola, Howrah	7
Annexure-IV	Copy of Land ownership Documents	9-21
Annexure-V	Site Photographs	22-24
Annexure-VI	Copy of letter dtd-04.11.2020, addressed to the Administrator Howrah Municipal Corporation	25-33
Annexure-VII	Copy of letter dtd-01.12.2020, addressed to The Chief Secretary Govt. of West Bengal	34-35
Annexure-VIII	Copy of letter dtd-15.12.2020, addressed to The Principal Secretary Govt. of West Bengal	36
Annexure-IX	Reply of HMC dtd-23.05.2021	37
Annexure-X	Reply of HMC dtd-02.03.2021	38
Annexure-XI	Joint visit Note with Forest Department 15.11.21	39
Schedule - I - Part -C	DCR Norms	40-48
Schedule - II	Assets	47
Schedule - III	Project Utilities	48
Schedule-IV	Mandatory Work	49
Schedule -V	Specification of Mandatory Work	50
Schedule-VI	Drawings of Mandatory Work	51



Howrah Development Pvt. Ltd.
 [Signature]
 [Signature]

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Belt Ghat on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years."

(RFP No. RLDA/RFP/CO/ 27 of 2022 Dated-18.04.2023)

SCHEDULE - I

PART - A

SITE DESCRIPTION AND SITE LOCATION PLAN

1. The details of the Site are as below: -

Items	Particulars
Land	70,456 Sqm
FSI offered	3.0
Permissible FSI	3.0
North	Golabari Ghat, Ratnakar School
South	Signal Workshop & Railway Printing Press of Eastern Railway, Howrah
East	River Hooghly
West	Salkia School Road



Riverfront Condominium Pvt. Ltd.
Authorized
Director/Authorized Officer

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years"

[BFP No. RLDA/RRP/CD/ 27 of 2022 Dated-18.04.2022]

SCHEDULE - I

PART - B

SITE INVENTORY

• **Land Area 70,456 Sqm**

There exist abandoned structures / buildings and also some unchecked low height shrubs/growth and trees exist within the boundary of the site. Developer has to cut down trees/shrubs after taking necessary approvals from concerned departments at their own cost. Developer has to dismantle the abandoned and dilapidated structures/buildings and to dispose the dismantled material at their own cost.

Any delay or expenses incurred on this account or in taking approvals from concerned departments will be sole responsibility of the developer and all expenses/ loss in this connection has to be borne by the bidder.



Signature
Date

"Grant of Lease for Commercial Development on Railway land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. BLDA/RFP/CD/ 27 of 2022 Dated-18.04.2022)

Annexure-II

Site Location Plan



RLDA Construction Pvt. Ltd.
Approved
[Signature]

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,458 sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

[RFP No. RLDA/RFP/CO/ 27 of 2022 Dated-18.04.2022]

Annexure-III

Composite Master Plan of Mouza Maps Superimposed on Topographical Survey Plan of Salt Golah, Howrah



N.B. :-The offered land parcel of 70,458 sqm is shown in Green color



Handwritten signature and text: "Director (Commercial Development)" and "Director (Commercial Development)".

332

Grant of Lease for Commercial Development on Railway Land parcel measuring 1741 Acres (73,455 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

(RFP No. R/DA/RFP/CG/27 of 2022 Dated 18.04.2022)

Annexure-IV

Copy of Land ownership Documents

GOVERNMENT OF WEST BENGAL
 Office of the District Land & Land Revenue Officer and
 Additional District Magistrate, Howrah

Sl. No. 147 30.6.15 Date: 01.11.15

To: C.A. Datta (Deputy Magistrate)

From: District Land & Land Revenue Officer and
 Additional District Magistrate, Howrah

Subject: Abstract of Salt Gola Land in Howrah
 in Year 1956 NW-333-P-2 (1956)
 P. Aqam, 2015. The NW-333-P-2 (1956)
 is under the NW-333-P-2 (1956) of
 Aqam, Salt Gola, Howrah.

1. On 01.11.15, 1741 acres of land in Salt Gola, 1741522 sqm of land has a property held by the Government of West Bengal, having a balance of 14,167 acres of land in the year 1956 NW-333-P-2 (1956) of Aqam, Salt Gola, Howrah, West Bengal.

2. In the abstract of Salt Gola Land in Howrah, the copy abstract of District Officer, A. C. D. Datta, only, is returned in which C.P.W.R. was mentioned in the abstract. It is requested that the copy abstract of Salt Gola Land in Howrah, West Bengal, be sent to the District Land & Land Revenue Officer and Additional District Magistrate, Howrah, for the purpose of the abstract of Salt Gola Land in Howrah, West Bengal. In this abstract the copy of A.P.M.D. abstract of the property is also sent to the District Land & Land Revenue Officer and Additional District Magistrate, Howrah.

This is for the information of the District Land & Land Revenue Officer and Additional District Magistrate, Howrah.

E.V. SINGH
 District Land & Land Revenue Officer and
 Additional District Magistrate, Howrah

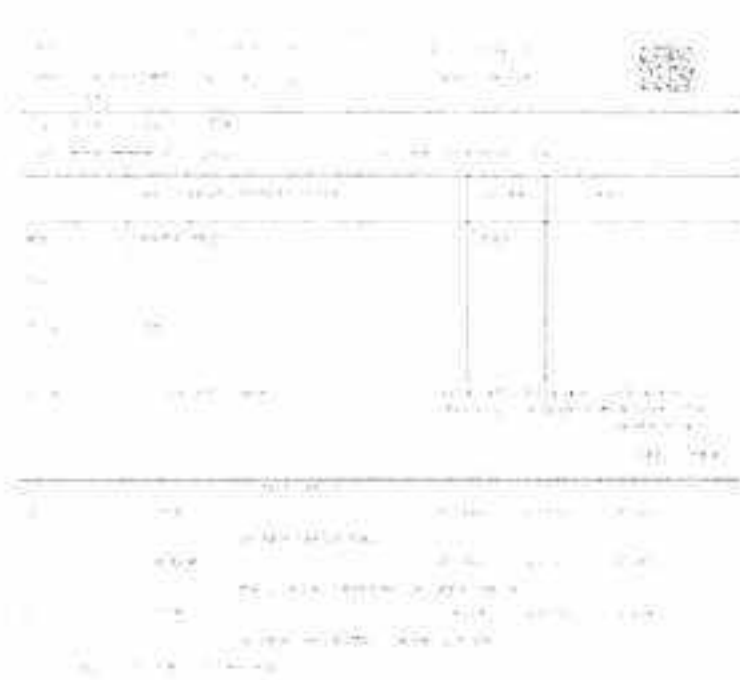
- Sl. No. 147 30.6.15 Date: 01.11.15
- To: C.A. Datta (Deputy Magistrate)
- From: District Land & Land Revenue Officer and
 Additional District Magistrate, Howrah
- Subject: Abstract of Salt Gola Land in Howrah
1. C.A. Datta (Deputy Magistrate, Howrah)
2. The District Secretary to the Govt. of West Bengal
3. The Chief Engineer, District Zone (C/W/Land/C/W/L), Howrah Zone, Howrah
4. The District Land & Land Revenue Officer and Additional District Magistrate, Howrah
5. The District Land & Land Revenue Officer and Additional District Magistrate, Howrah



E.V. SINGH
 District Land & Land Revenue Officer and
 Additional District Magistrate, Howrah

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No RLDA/RFP/CO/ 27 of 2012 dated-18.04.2012)



1. The plot is situated on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

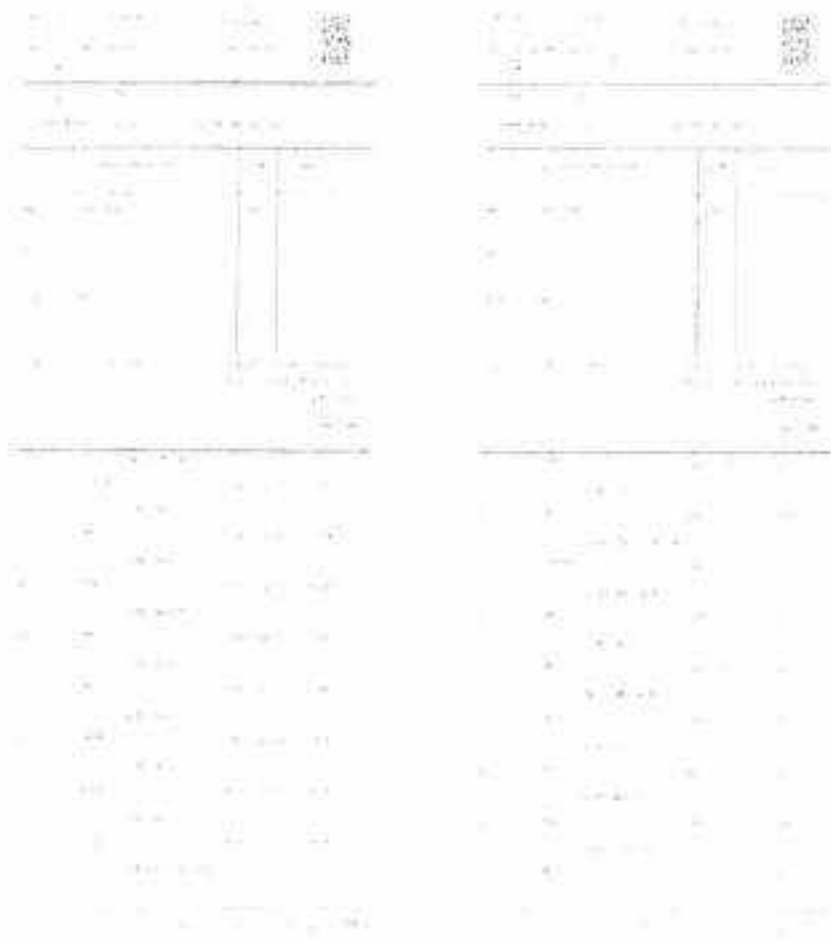


234

Signature of the authorized person
 Director, RLDA, Howrah

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 37.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

[RFP No. R/D/RF/CD/27 of 2022 Dated 18.04.2022]



131

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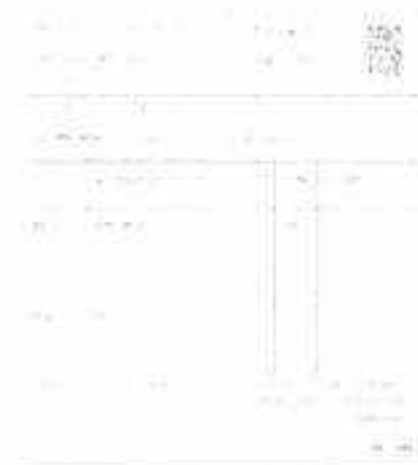
"Grant of Lease for Commercial Development on Railway Land parcel amounting 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CG/ 27, of 2022 Dated-18.08.2022)



Sl. No.	Description	Area (Sq. M)	Area (Acres)
1	Plot No. 1	70456	17.41
2	Plot No. 2	70456	17.41
3	Plot No. 3	70456	17.41
4	Plot No. 4	70456	17.41
5	Plot No. 5	70456	17.41
6	Plot No. 6	70456	17.41
7	Plot No. 7	70456	17.41
8	Plot No. 8	70456	17.41
9	Plot No. 9	70456	17.41
10	Plot No. 10	70456	17.41
11	Plot No. 11	70456	17.41
12	Plot No. 12	70456	17.41
13	Plot No. 13	70456	17.41
14	Plot No. 14	70456	17.41
15	Plot No. 15	70456	17.41
16	Plot No. 16	70456	17.41
17	Plot No. 17	70456	17.41
18	Plot No. 18	70456	17.41
19	Plot No. 19	70456	17.41
20	Plot No. 20	70456	17.41

Figure 1: Site Plan of Plot No. 1



Sl. No.	Description	Area (Sq. M)	Area (Acres)
1	Plot No. 1	70456	17.41
2	Plot No. 2	70456	17.41
3	Plot No. 3	70456	17.41
4	Plot No. 4	70456	17.41
5	Plot No. 5	70456	17.41
6	Plot No. 6	70456	17.41
7	Plot No. 7	70456	17.41
8	Plot No. 8	70456	17.41
9	Plot No. 9	70456	17.41
10	Plot No. 10	70456	17.41
11	Plot No. 11	70456	17.41
12	Plot No. 12	70456	17.41
13	Plot No. 13	70456	17.41
14	Plot No. 14	70456	17.41
15	Plot No. 15	70456	17.41
16	Plot No. 16	70456	17.41
17	Plot No. 17	70456	17.41
18	Plot No. 18	70456	17.41
19	Plot No. 19	70456	17.41
20	Plot No. 20	70456	17.41

Figure 2: Site Plan of Plot No. 2



Secretary, RLDA, Kolkata
 Assistant Secretary
 (General Administration)

"Grant of Lease for Commercial Development on Railway Land (partial admeasuring 17.41 Acres (20,456 Sqm) at San Goleb on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RRP No. BLDN/RR/C/D/27 of 2022 Dated 18.04.2022)



Sl. No.	Particulars	Area (Sq. M)
1	Plot Area	20456.00
2	Plot Area	20456.00
3	Plot Area	20456.00
4	Plot Area	20456.00
5	Plot Area	20456.00
6	Plot Area	20456.00
7	Plot Area	20456.00
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11	Plot Area	20456.00
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Sl. No.	Particulars	Area (Sq. M)
1	Plot Area	20456.00
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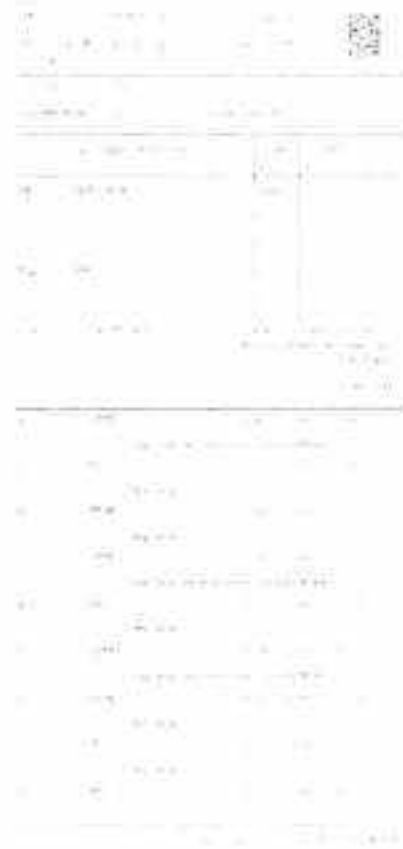
Railway Land Development Authority Pvt. Ltd.
[Signature]
[Signature]

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,466 Sq.m) at Salt Golek on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/ 27 of 2022 Dated-18.04.2022)



The left side of the page contains a very faint architectural drawing or site plan. It appears to be a technical drawing with various lines, rectangles, and possibly text, but the details are too light to discern clearly. It might represent a layout of the land parcels mentioned in the text above.



The right side of the page contains another very faint architectural drawing or site plan, similar to the one on the left. It also consists of technical lines and shapes, but the content is illegible due to low contrast.



Rismita Choudhury, Pvt. Ltd.
Director / Authorized Signatory

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70456 Sqm) at Salt Gola, on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

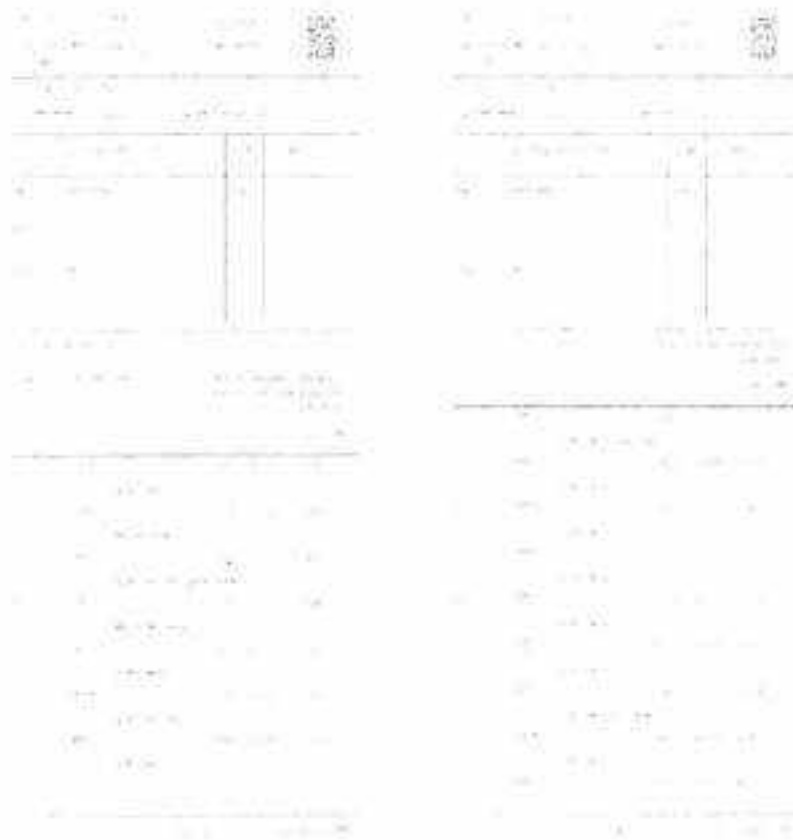
(REF no. RLDA/SRP/ED/27 of 2022 Dated 18.04.2022)



For the Government of West Bengal
Director, Infrastructure/Secretary

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,458 Sqm) at Salt Gulah on the Western Bank of Hooghly River in Howrah (West Bengal) for 50 years".

(RFP No. RLDA/RFP/CO/ 27 of 2022 dated 18.04.2022)



Riverfront Condojodim Pvt. Ltd.
[Signature]
[Signature]

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (75.466 Sars) at Salt Gajah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

[RFP No: RLDA/RFP/CO/17 of 2022 Dated-18.05.2022]

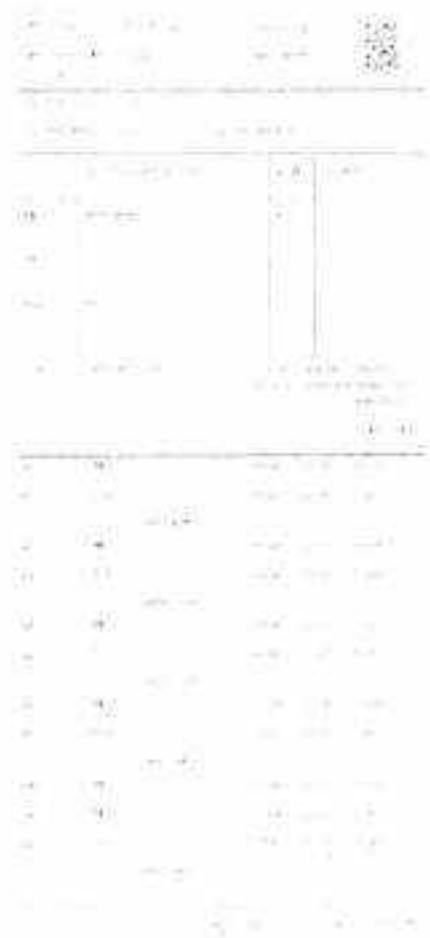
Sl. No.	Particulars	Area (Sars)
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341
Approved
[Signature]

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70.456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(M/P No. RLDA/H/P/CD/ 27 of 2022 Dated-18.04.2022)



Howrah Development Authority
 Director
 Howrah

342

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,435 Sqm) at Salt Colliery on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2012 dated 16.04.2012)



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343

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (76,458 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(MRP No. B/DA/R/CD/17 of 2022 Dated: 18.04.2022)

Sl. No.	Description	Area (Sq. M)	Area (Acres)
1	Plot No. 1	10000	2.37
2	Plot No. 2	10000	2.37
3	Plot No. 3	10000	2.37
4	Plot No. 4	10000	2.37
5	Plot No. 5	10000	2.37
6	Plot No. 6	10000	2.37
7	Plot No. 7	10000	2.37
8	Plot No. 8	10000	2.37
9	Plot No. 9	10000	2.37
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11	Plot No. 11	10000	2.37
12	Plot No. 12	10000	2.37
13	Plot No. 13	10000	2.37
14	Plot No. 14	10000	2.37
15	Plot No. 15	10000	2.37
16	Plot No. 16	10000	2.37
17	Plot No. 17	10000	2.37
18	Plot No. 18	10000	2.37
19	Plot No. 19	10000	2.37
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21	Plot No. 21	10000	2.37
22	Plot No. 22	10000	2.37
23	Plot No. 23	10000	2.37
24	Plot No. 24	10000	2.37
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31	Plot No. 31	10000	2.37
32	Plot No. 32	10000	2.37
33	Plot No. 33	10000	2.37
34	Plot No. 34	10000	2.37
35	Plot No. 35	10000	2.37
36	Plot No. 36	10000	2.37
37	Plot No. 37	10000	2.37
38	Plot No. 38	10000	2.37
39	Plot No. 39	10000	2.37
40	Plot No. 40	10000	2.37
41	Plot No. 41	10000	2.37
42	Plot No. 42	10000	2.37
43	Plot No. 43	10000	2.37
44	Plot No. 44	10000	2.37
45	Plot No. 45	10000	2.37
46	Plot No. 46	10000	2.37
47	Plot No. 47	10000	2.37
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49	Plot No. 49	10000	2.37
50	Plot No. 50	10000	2.37
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52	Plot No. 52	10000	2.37
53	Plot No. 53	10000	2.37
54	Plot No. 54	10000	2.37
55	Plot No. 55	10000	2.37
56	Plot No. 56	10000	2.37
57	Plot No. 57	10000	2.37
58	Plot No. 58	10000	2.37
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60	Plot No. 60	10000	2.37
61	Plot No. 61	10000	2.37
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66	Plot No. 66	10000	2.37
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80	Plot No. 80	10000	2.37
81	Plot No. 81	10000	2.37
82	Plot No. 82	10000	2.37
83	Plot No. 83	10000	2.37
84	Plot No. 84	10000	2.37
85	Plot No. 85	10000	2.37
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RLDA Land Development Pvt. Ltd.
 Director / Authorized Signatory

344

Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,469 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years

(RFP No. RLDA/AFR/CO/27 of 2022 dated 18.04.2022)

RIYAZATI
 বিজ্ঞপ্তি
 পত্র নং: RLDA/AFR/CO/27/2022

ক্র.সং.	প্লট নং.	প্লটের আয়তন (বর্গমিটার)	প্লটের আয়তন (একর)	প্লটের আয়তন (ঘনমিটার)	প্লটের আয়তন (ঘনফুট)	প্লটের আয়তন (ঘনইঞ্চি)	প্লটের আয়তন (ঘনসেঞ্চি)	প্লটের আয়তন (ঘনমিটার)	প্লটের আয়তন (ঘনফুট)	প্লটের আয়তন (ঘনইঞ্চি)	প্লটের আয়তন (ঘনসেঞ্চি)
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Plot schedule

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315

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,455 Sqm) at Salt Gaten on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 YEARS".

(RFP No. RLDA/RFP/CD/27 of 2022 Dated 18.04.2022)

Plot schedule

PROCESSED
MAYI GADHULU SHI KAMITWATI
SHI SHI KAMITWATI

Sl. No.	Plot No.	Area (Sq. Mts)	Area (Acres)	Remarks
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Sl. No.	Plot No.	Area (Sq. Mts)	Area (Acres)	Remarks
1	1	10000	2.38	
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For any further information please contact the undersigned at the following address:
 10, Salt Gaten, Howrah, West Bengal - 726001.
 24/04/2022



For any further information please contact the undersigned at the following address:
 10, Salt Gaten, Howrah, West Bengal - 726001.
 24/04/2022

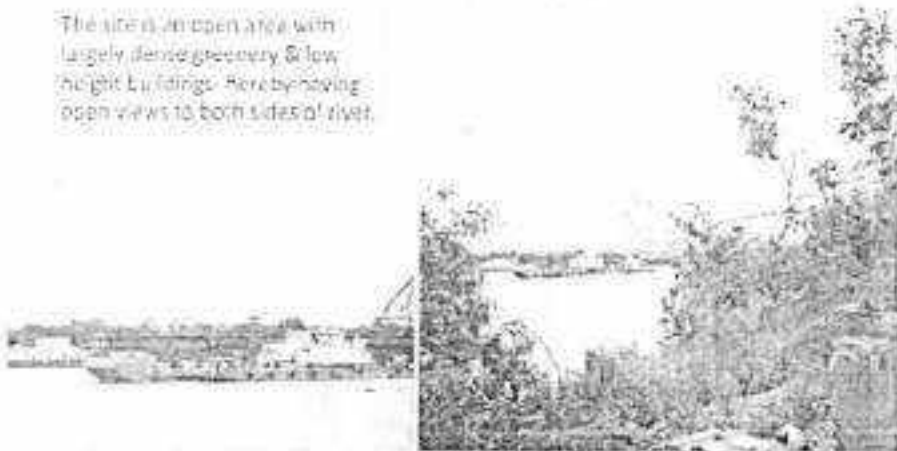
"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,498 Sqm) at Salt Gatah on the Western Bank of Hoogley River in Howrah (West Bengal) for 95 years".

(RFP No: RLDA/RFP/CD/ 27 of 2022 Dated: 18.04.2022)

Annexure-V

Site Photographs

The site is an open area with largely dense greenery & low height buildings. Here by having open views to both sides of river.



The site is bound by two roads which are both largely traffic free and they serve a limited frontage.



Salt Gatah road

Site road

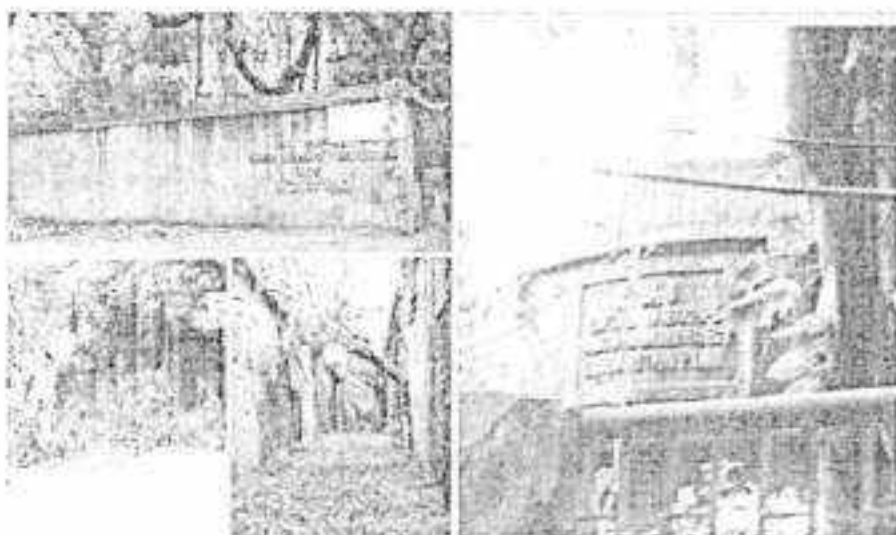
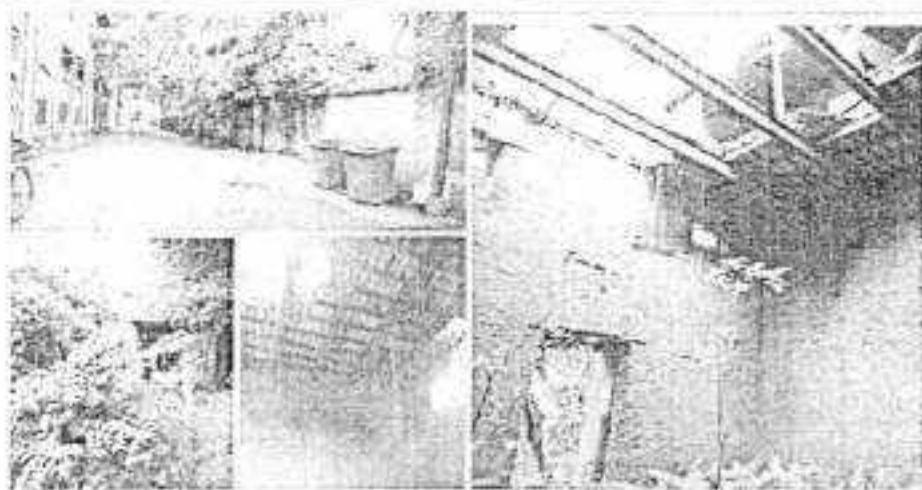


Signature
Director, RLDA, Howrah

347

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gokah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

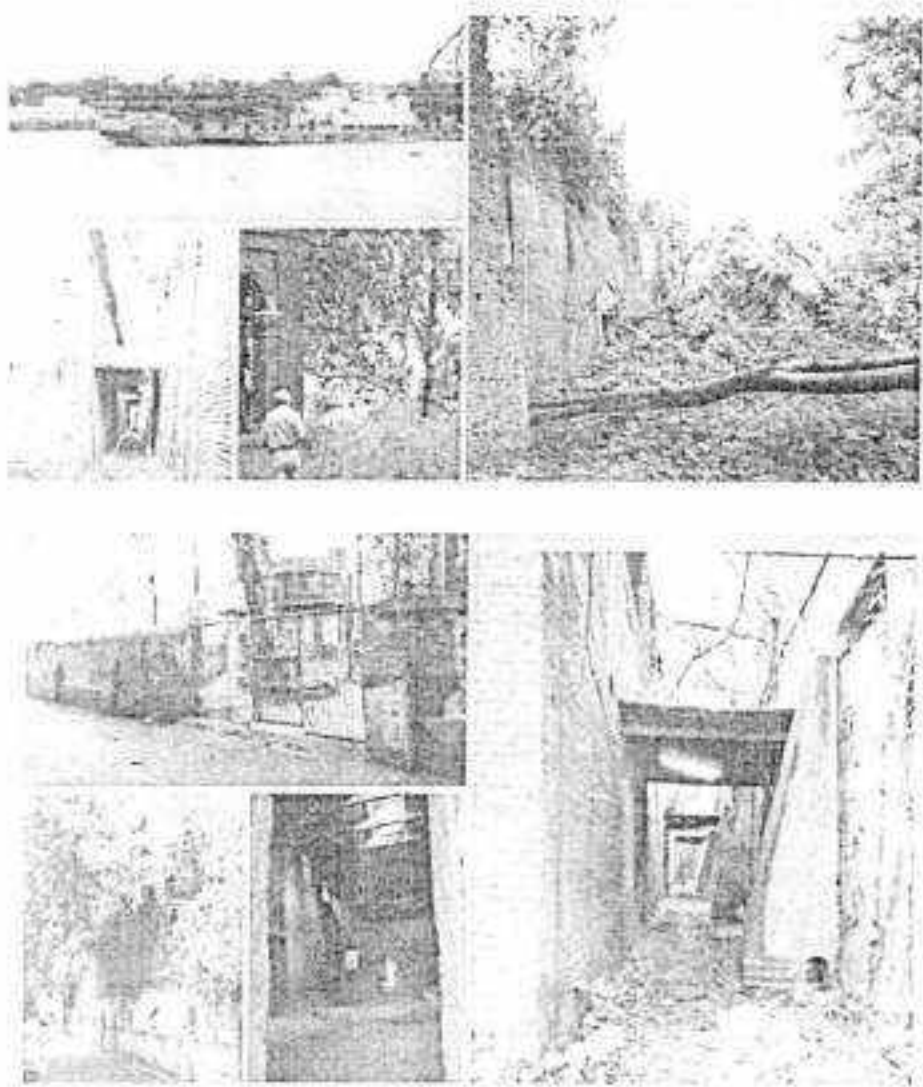
(RFP No. RLDA/RFP/CD/ 27 of 2022 Dated-18.04.2022)



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"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70.456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/ 27 of 2022 Dated-18.04.2022)



20/04/2022
Amit
Enrolled member of RLDA

349

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CO/ 27 of 2022 Dated-18.04.2022)

Annexure-VI

Copy of letter dtd-04.11.2020 with annexures, addressed to the Administrator Howrah Municipal Corporation



Howrah Development Authority
West Bengal Development Authority
Howrah, West Bengal - 711001
Date: 04.11.2020

No. RLDA/2018/CO/170-Salt Golah, Howrah (RFP 118)

Date: 04.11.2020

The Administrator,
Howrah Municipal Corporation,
4, Mahatma Gandhi Road,
Howrah-711001 (West Bengal)

Subs in-principle Approval/NOI for Commercial Harnessing of 8.83 Ha Railway Land in Salt Golah on the western Bank of Hooghly River by West Land Development Authority (RLDA).

- REF:
- 1) Railway Board's letter No. 2013/116 (100) 02/48, (1140) dated-25.05.2019
 - 2) Ministry of Railways letter No. 2013/116 (100) 02/48/1/1/1 dated-17.10.2019
 - 3) Ministry of Housing & Urban Affairs letter No. 1401/1005/2014/1/1, dated-23.03.2019 addressed to Chief Secretaries of all the States/UTs.

- In reference to subject mentioned above, following is brought out for your kind information:
1. Rail Land Development Authority (RLDA) is a Statutory Authority under the Ministry of Railways set up by an Amendment to the Railway Act, 1956, and the Board for commercial development of Railway land as entrusted by the Central Government for the purpose of generating revenue to run the Railway.
 2. In terms of Section 4(1) of Railway Act, 1956, RLDA has to discharge functions and exercise all powers of Central Government in relation to the development of railway land and as are specifically assigned to it by Central Government.
 3. Ministry of Railways vide letter (with reference) copy enclosed as Annexure-1, has entrusted a land parcel admeasuring 8.83 Ha, in Salt Golah on the Western Bank of Hooghly River in Howrah Municipal Corporation, to RLDA for commercial development in terms of Section 4(1) (2) (i) of Railway Act, 1956 and Clause 5 of RLDA (Constitution) Regulation, 2007.
- In order to generate run land revenue to Central Government, the above land has been proposed for commercial development as per the development scheme prepared by RLDA. Copy of the site plan/location and sketch showing proposed development is herewith enclosed as Annexure-2.
4. It would be worthwhile to mention here that as per Section 11 of Railway Act, 1956, Railway is empowered to demarcate Railway land for commercial use. Section 11 of the Railway Act reads with a non-obstante clause as "Notwithstanding anything to the contrary that State, Union and Country Planning Act are not applicable on the Railway land and accordingly power to exercise the Master Plan for developing any Railway land for commercial use lies with the Director of Railways.

Page 3 of 2

1. (RFP No. RLDA/RFP/CO/ 27 of 2022 Dated-18.04.2022)
Howrah Development Authority
West Bengal Development Authority
Howrah, West Bengal - 711001

Part-V Schedule & Specifications RLDA LDHS



[Handwritten signature and text]
Administrator
Howrah Municipal Corporation

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70.456 Sqm) at Salt Gajah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

[RFP No. RLDA/RFP/CO/27 of 2022 Dated-18.04.2022]

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Government of India
Ministry of Railways
(Railway Board)

New Delhi dated 25.07.2019

No. 2019, LRA-11/02/03/04 (100)

The Joint Director,
Rail Land Development Authority (RLDA),
New Sahaibpur Railway Station,
New Delhi - 110 022.

Reference is made to Salt Gajah, Howrah, Eastern Railway (ER) lands for
development of land parcel by RLDA.

In terms of Section 4(3) of Railway Act, 1959 and Clause 5 of the Plan and
Scheme of Land Acquisition (Formulation) Rules, 2012, Ministry of Railways has decided to allot
and let on lease below 15 acres for commercial development.

Site	Area of site	Railway	ER
Howrah, West Bengal	17.41	5.58	11.83

The Authority is fully assigned and authorized to discharge the functions provided
in Section 4(3) of Railway Act, 1959 to exercise powers provided under Section 4B of
the Railway Act, 1959, and Rail Land Development Authority (Central) Rules, 2019.

The Authority should take necessary action to collect relevant documents and other
details from the concerned Railway. The Railway is also requested to inform the
RLDA in the Authority in furnishing the relevant documents pertaining to the above
mentioned lands.

With reference to receipt of this letter.

[Signature]
(Chander Shekhar)
Joint Director/RLDA
Railway Board

Sd/-

General Manager, ER West Zone, (Ref: No. 916) 2302/RLDA/Howrah ERV dated
19.07.2019 for making available all relevant documents to RLDA.

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27/07/19



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"Grant of Lease for Commercial Development on Railway Land parcel measuring 37.41 Acres (70.456 Sqm) at Salt Gohar on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

[RFP No. RLOA/RFP/CSY 27 of 2022 Dated-18.04.2022]

1. The Bidder shall be responsible for all the expenses for the development of the site, including the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc. The Bidder shall also be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc.
2. The Bidder shall be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc. The Bidder shall also be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc.
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6. The Bidder shall be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc. The Bidder shall also be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc.
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10. The Bidder shall be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc. The Bidder shall also be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc.
11. The Bidder shall be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc. The Bidder shall also be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc.
12. The Bidder shall be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc. The Bidder shall also be responsible for the cost of all the necessary infrastructure, including roads, drainage, water supply, sewerage, etc.

Page 29



Handwritten signature and text: "A. S. S. Director, Railway Land Development Authority"

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CO/27 of 2022 Dated-18.04.2022)

Details of the terms and conditions and other information are included in the Bid Document.

(Signature)
Rishi Kumar
Director (Land Development) (Railway Land)
Railway Board
C/o. Fax-011-23383045

Copy to:-

1. Mr. C. K. Bhatnagar, Land Development Authority (RLDA), North Circle, New Delhi-110021
2. The Chairman cum Managing Director, RLDA, P.O. Bahadur Road, New Delhi-110017
3. The 45119, Indian Railway Corporation, Bahadur Station, Plot No. 1, Sector 11, Gurgaon, Haryana, Pin Code-122004.



(Handwritten signature)
Director (Land Development)
Railway Board

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2022 Dated-18.04.2022)

Ministry of Railways
Government of India
Ministry of Land and Urban Affairs
Urban Department, Delhi

22/04/2022
11:15 AM

Ministry of Urban Affairs, New Delhi
22/04/2022, 11:15 AM

Subject: Grant of Lease for Commercial Development on Railway Land

Reference: Ministry of Railways, New Delhi, dated 18.04.2022 regarding commercial development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

Reference:

1. In view of the Ministry of Railways, New Delhi, dated 18.04.2022 regarding commercial development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years, the Ministry of Land and Urban Affairs, New Delhi, dated 18.04.2022 regarding commercial development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

2. In view of the Ministry of Railways, New Delhi, dated 18.04.2022 regarding commercial development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years, the Ministry of Land and Urban Affairs, New Delhi, dated 18.04.2022 regarding commercial development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

3. In view of the Ministry of Railways, New Delhi, dated 18.04.2022 regarding commercial development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years, the Ministry of Land and Urban Affairs, New Delhi, dated 18.04.2022 regarding commercial development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

4. In view of the Ministry of Railways, New Delhi, dated 18.04.2022 regarding commercial development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years, the Ministry of Land and Urban Affairs, New Delhi, dated 18.04.2022 regarding commercial development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gosh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

Yours faithfully,

(Signature)
(Name)

Secretary (Urban Affairs)

(Date)

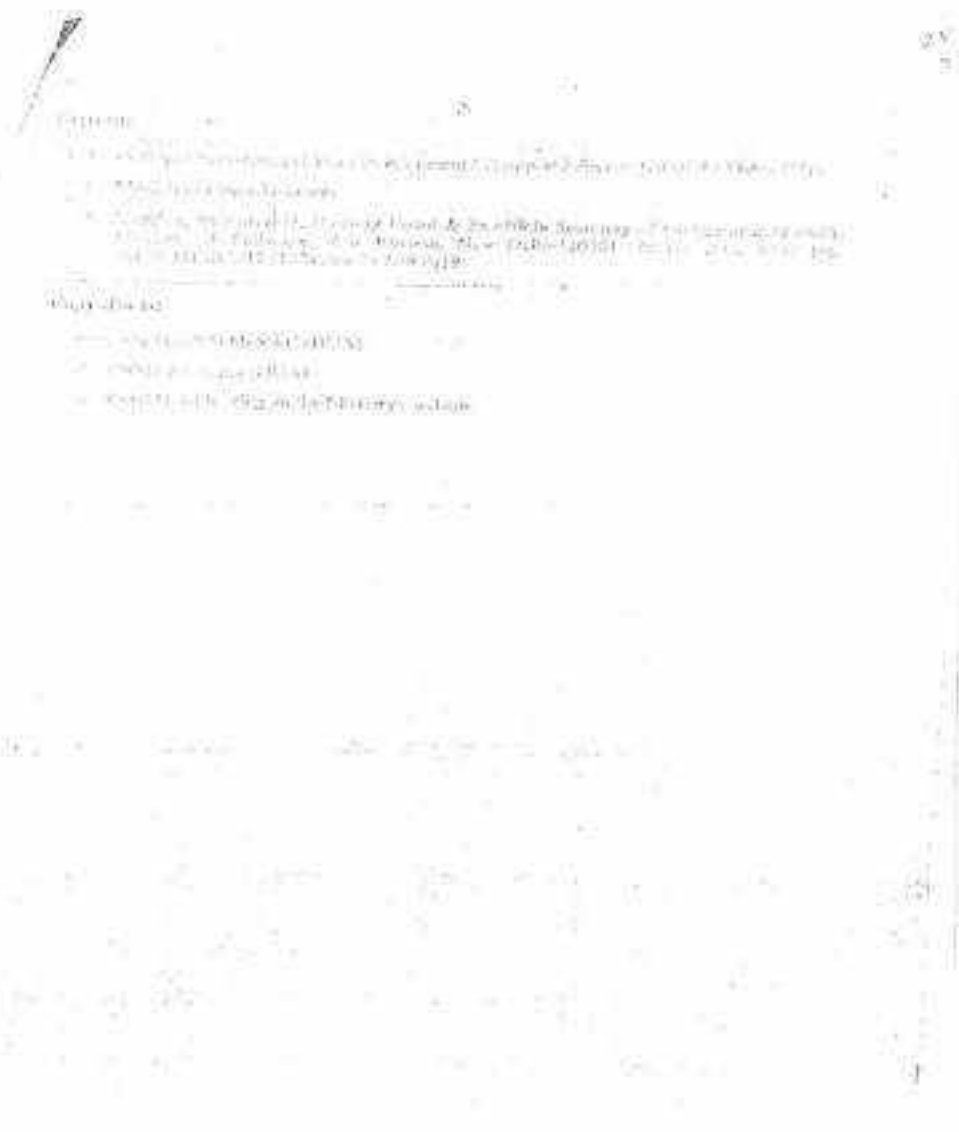


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12

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,466 Sqm) at Salt Gatah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CO/ 27 of 2022 Dated 18.04.2022)



Handwritten signature and text, possibly indicating approval or a specific reference. The text is partially obscured and difficult to read.

"Grant of Lease for Commercial Development on Railway Land partial admeasuring 17.41 Acres (70,456 Sqm) at Salt Gatah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/ 27 of 2022 Dated 18.04.2022)

EXPLANATION OF MAP

1. The area is situated near the Howrah Railway Station, Howrah (West Bengal). The area is bounded by the Howrah Railway Station to the North, the Hooghly River to the East, and the Salt Gatah to the South. The area is divided into several plots, each with its own area and dimensions. The total area is 17.41 Acres (70,456 Sqm).

2. The area is situated near the Howrah Railway Station, Howrah (West Bengal). The area is bounded by the Howrah Railway Station to the North, the Hooghly River to the East, and the Salt Gatah to the South. The area is divided into several plots, each with its own area and dimensions. The total area is 17.41 Acres (70,456 Sqm).

3. The area is situated near the Howrah Railway Station, Howrah (West Bengal). The area is bounded by the Howrah Railway Station to the North, the Hooghly River to the East, and the Salt Gatah to the South. The area is divided into several plots, each with its own area and dimensions. The total area is 17.41 Acres (70,456 Sqm).

4. The area is situated near the Howrah Railway Station, Howrah (West Bengal). The area is bounded by the Howrah Railway Station to the North, the Hooghly River to the East, and the Salt Gatah to the South. The area is divided into several plots, each with its own area and dimensions. The total area is 17.41 Acres (70,456 Sqm).

5. The area is situated near the Howrah Railway Station, Howrah (West Bengal). The area is bounded by the Howrah Railway Station to the North, the Hooghly River to the East, and the Salt Gatah to the South. The area is divided into several plots, each with its own area and dimensions. The total area is 17.41 Acres (70,456 Sqm).

6. The area is situated near the Howrah Railway Station, Howrah (West Bengal). The area is bounded by the Howrah Railway Station to the North, the Hooghly River to the East, and the Salt Gatah to the South. The area is divided into several plots, each with its own area and dimensions. The total area is 17.41 Acres (70,456 Sqm).

7. The area is situated near the Howrah Railway Station, Howrah (West Bengal). The area is bounded by the Howrah Railway Station to the North, the Hooghly River to the East, and the Salt Gatah to the South. The area is divided into several plots, each with its own area and dimensions. The total area is 17.41 Acres (70,456 Sqm).

8. The area is situated near the Howrah Railway Station, Howrah (West Bengal). The area is bounded by the Howrah Railway Station to the North, the Hooghly River to the East, and the Salt Gatah to the South. The area is divided into several plots, each with its own area and dimensions. The total area is 17.41 Acres (70,456 Sqm).

9. The area is situated near the Howrah Railway Station, Howrah (West Bengal). The area is bounded by the Howrah Railway Station to the North, the Hooghly River to the East, and the Salt Gatah to the South. The area is divided into several plots, each with its own area and dimensions. The total area is 17.41 Acres (70,456 Sqm).

10. The area is situated near the Howrah Railway Station, Howrah (West Bengal). The area is bounded by the Howrah Railway Station to the North, the Hooghly River to the East, and the Salt Gatah to the South. The area is divided into several plots, each with its own area and dimensions. The total area is 17.41 Acres (70,456 Sqm).



Signature: *[Handwritten Signature]*
 Date: 1-1-21
 Encl-100 / *[Handwritten]* / *[Handwritten]*

308

'Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years'.

(RFP No. RLDA/RFP/CO/27 of 2022 Dated-18.04.2022)

5. In line with the above directions of Railway Act 1925 and Section 113 of Contract, RLDA has invited the Administration of Howrah Municipal Corporation (M.C.) to submit a development scheme of Salt Gola land parcel for the purpose of development scheme of Salt Gola land parcel. For the purpose of development scheme of Salt Gola land parcel, the M.C. is requested to submit a development scheme of Salt Gola land parcel.

6. It is therefore requested that M.C. for Commercial Development as requested may please be given its consent indicating that the development/development of this land parcel of railway land will provide water supply to the surrounding area and also provide a well water station for all the land parcels.

With sincere regards,

Yours Sincerely,

(Wed Parkash Duda)
(Wed Parkash Duda)

Shri Anjan Banerjee,
The Chief Secretary,
Govt. of West Bengal,
Nabanna (12th Floor),
326, Surat Chatterjee Road, Seaport,
Howrah-711002.



(Signature)
Director

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (79,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years"

Ref No. RLDA/KFP/COF/27 of 2021 Dated 14.04.2022

Annexure-VIII

Copy of letter dtd-18.12.2020, addressed to The Principal Secretary Govt. of West Bengal



File No. RLDA/KFP/COF/27 of 2021 Sub-File No. 14, Dated 18.12.2020

The Principal Secretary
Public Works Deptt.
Govt. of West Bengal
1, Park Street, Kolkata

Subject: Grant of Lease for Commercial Development on Railway Land Parcel at Salt Gola, Howrah (West Bengal)

1. The Railway Department, Howrah, has been entrusted with the responsibility of providing land for commercial development on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.
2. The land parcel measuring 17.41 Acres (79,456 Sqm) at Salt Gola, Howrah (West Bengal) is available for commercial development on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.
3. The land parcel measuring 17.41 Acres (79,456 Sqm) at Salt Gola, Howrah (West Bengal) is available for commercial development on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.
4. The land parcel measuring 17.41 Acres (79,456 Sqm) at Salt Gola, Howrah (West Bengal) is available for commercial development on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.
5. The land parcel measuring 17.41 Acres (79,456 Sqm) at Salt Gola, Howrah (West Bengal) is available for commercial development on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.
6. The land parcel measuring 17.41 Acres (79,456 Sqm) at Salt Gola, Howrah (West Bengal) is available for commercial development on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.
7. The land parcel measuring 17.41 Acres (79,456 Sqm) at Salt Gola, Howrah (West Bengal) is available for commercial development on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.
8. The land parcel measuring 17.41 Acres (79,456 Sqm) at Salt Gola, Howrah (West Bengal) is available for commercial development on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.
9. The land parcel measuring 17.41 Acres (79,456 Sqm) at Salt Gola, Howrah (West Bengal) is available for commercial development on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.
10. The land parcel measuring 17.41 Acres (79,456 Sqm) at Salt Gola, Howrah (West Bengal) is available for commercial development on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

For and on behalf of the Government of West Bengal
Principal Secretary, Public Works Deptt., Govt. of West Bengal

Part V Schedule & Specifications RLDA LDHB

Page 36



Handwritten signature and text.

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,466 Sqm) at Salt Gola in the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RGA/RFP/CD/ 27 of 2022 Dated-18.04.2022)

Annexure-IX

Reply of HMC dtd-23.08.2021

HOWRAH MUNICIPAL CORPORATION
 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Annexure-X

Part-V Schedule & Specifications RLOA LOHB

Page 37



[Handwritten Signature]
 Director

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70.456 Sqm) at Salt Gollah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/27 of 2021 Dated-28.04.2021)

Reply of HMC dtd-02.03.2021

HOWRAH MUNICIPAL CORPORATION

PLANNING DEPARTMENT (2nd Floor)

A, MIDC/DA CAMPUS ROAD, HOWRAH-711 001

Phone: 033-262211/12/13 Fax: 033-26414333

Website: www.hmc.org, Email: hmc@hmc.org

Reference No: HMC/Plan/2021/27

dt: 02.03.2021

To,
Assistant Engineer (Planning Department)
Howrah Municipal Corporation
4, Midc/da Campus Road
Howrah-711 001

From,
Civil Engineer (Howrah)
Rail Land Development Authority
Howrah

Sub: In principle approval/NoC for commercial re-use of 0.8366 sq.road land
Salt Gollah on western Bank of Hooghly River by Rail Land Development Authority

Ref: 1. RFP No. RLDA/RFP/CD/27 of 2021 Dated-28.04.2021
2. RLDA/CD/27/Comm/2021/027/02/2021

In reply, the reference to the above subject matter, this is to inform you that the
a/c is approved/NoC for the use of SMC Building Rule 2021 which is in force in
the Howrah City of HMC. Your notification No. RLDA/RFP/CD/27 of 2021 dt
28.04.2021 is acknowledged and by connection of subject matter, the municipal
commissions.

Assistant Engineer
(Howrah)
Howrah Municipal Corporation

Annexure-XI

Part-V Schedule & Specifications RLDA LOHB

Page 38



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (73 456 Sqm) at Salt Goleh on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years"

(RFP No. RLDA/RFP/CO/ 27 of 2022 Dated: 18.04.2022)

Joint visit Note with Forest Department 15.11.21

JOINT FIELD VISIT NOTES ON SALT GOLEH OF RAILWAY LAND TO PARK LAND DEVELOPMENT AUTHORITY AND HOWRAH NORTH DIVISION, GOVERNMENT OF WEST BENGAL

As per the meeting held on 15.11.21 at 10.30 AM at the office of the Joint Field Visit, the following points were discussed and agreed upon. The Joint Field Visit was held on 15.11.21 at 10.30 AM at the office of the Joint Field Visit, the following points were discussed and agreed upon. The Joint Field Visit was held on 15.11.21 at 10.30 AM at the office of the Joint Field Visit, the following points were discussed and agreed upon.

- A. The Joint Field Visit was held on 15.11.21 at 10.30 AM at the office of the Joint Field Visit, the following points were discussed and agreed upon.
- B. The Joint Field Visit was held on 15.11.21 at 10.30 AM at the office of the Joint Field Visit, the following points were discussed and agreed upon.
- C. The Joint Field Visit was held on 15.11.21 at 10.30 AM at the office of the Joint Field Visit, the following points were discussed and agreed upon.
- D. The Joint Field Visit was held on 15.11.21 at 10.30 AM at the office of the Joint Field Visit, the following points were discussed and agreed upon.
- E. The Joint Field Visit was held on 15.11.21 at 10.30 AM at the office of the Joint Field Visit, the following points were discussed and agreed upon.

[Signature]
 Joint Field Visit
 15.11.21

[Signature]
 Joint Field Visit
 15.11.21



[Handwritten signature]
 361

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,458 Sqm) at Salt Gola in the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

[RFP No. RLDA/RFP/CD/ 17 of 2022 Dated-18.04.2022]

SCHEDULE - I

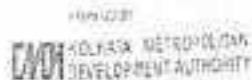
PART - C

Applicable DCR Norms

Land use and Development control plan for the North Municipal Corporation area being a portion of the Kolkata Metropolitan area.

Authority: The Government of West Bengal, vide G.O. No. 102 of 1974 (Part I) dated 22.07.1974 and vide G.O. No. 102 of 1974 (Part II) dated 22.07.1974 and vide G.O. No. 102 of 1974 (Part III) dated 22.07.1974.

Area: 194



and subsequently the same shall be controlled and regulated by the following norms:

- 1) **Development Control:**
The maximum Floor Area Ratio shall be 1.00 for all plots, subject to the following conditions: (a) The area shall be developed within the stipulated time frame. (b) The development shall be subject to the provisions of the Kolkata Municipal Corporation Act, 1919 and the Kolkata Municipal Corporation (Amendment) Act, 1974. (c) The development shall be subject to the provisions of the Kolkata Municipal Corporation (Amendment) Act, 1974.
- 2) **Development Control:**
The maximum Floor Area Ratio shall be 1.00 for all plots, subject to the following conditions: (a) The area shall be developed within the stipulated time frame. (b) The development shall be subject to the provisions of the Kolkata Municipal Corporation Act, 1919 and the Kolkata Municipal Corporation (Amendment) Act, 1974. (c) The development shall be subject to the provisions of the Kolkata Municipal Corporation (Amendment) Act, 1974.
- 3) **Height:**
The maximum height of the building shall be 10.00 meters above the ground level.
- 4) **Setback:**
The minimum setback from the road shall be 5.00 meters.



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"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70.459 Sem) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/ 27 of 2022 Dated-18.04.2022)

1	Area 01/0150	200	0.25	100	200
2	Area 02/0100	250	0.03	100	100
3	Area 03/0110	175	0.75	100	100
4	Area 04	100	1.00	100	1.75

more details regarding the plot being the subject of the proposal are available to the interested parties for the purpose of the bid. The floor area is defined as per the following table. The floor area is defined as per the following table. The floor area is defined as per the following table.

65A Allowing additional Floor Area Ratio:

- Where the Floor Area Ratio will be used in the case of any proposed project, the applicant must submit a proposal to the Director, RLDA, Howrah, West Bengal, for the purpose of the bid.
- Additional floor areas of up to 10% over the maximum Floor Area Ratio, may be allowed for the purpose of the bid.
- It is to be noted that the maximum floor area ratio of 10% over the maximum Floor Area Ratio, may be allowed for the purpose of the bid.



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Director, RLDA, Howrah, West Bengal.

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/ 77 of 2022 Dated-18.04.2022)

Permissible Height of Building

West of Hooghly Area (m)	Permissible Height of Building (m)	Permissible Height of Building (m) in case of heighting of street and bridge with width of 5m throughout the length of the entire plot
From 20.4 to 30.0	7.5	5.0
From 30.0 to 40.0	10.0	10.0
From 40.0 to 50.0	12.5	10.0
From 50.0 to 60.0	15.0	10.0
From 60.0 to 70.0	17.5	-
From 70.0 to 80.0	20.0	-
From 80.0	As mentioned	-

NOTE 1:- There will be no variation in height of building in adjoining residential areas where the maximum height of building is not more than 10.0m throughout the length of the entire plot along the main arterial road. The maximum height of residential building shall be as per the provision of the plot area and height of building shall be as per the provision of the plot area.

2) In case of variation in height of building in adjoining residential areas the maximum height of building shall be as per the provision of the plot area and height of building shall be as per the provision of the plot area.

3) In case of variation in height of building in adjoining residential areas the maximum height of building shall be as per the provision of the plot area and height of building shall be as per the provision of the plot area.

4) The maximum height of building in adjoining residential areas shall be as per the provision of the plot area and height of building shall be as per the provision of the plot area.



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248



"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (79,456 Sqm) at Salt Gela on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/ 27 of 2022 Dated-18.04.2022)

2)	Business	a) For floor area up to 1500 sqm - one car parking space for every 50 sqm of carpet area b) For floor area in addition to the number of car parking spaces as required in terms of clause a) above, additional, one car parking spaces for every 25 sqm. of carpet area beyond 1500 sqm. of floor area. c) For floor area above 5000 sqm. - in addition to the number of car parking spaces required in clauses (a) and (b) above, additional one car parking space for every 100 sqm. of carpet area beyond 5000 sqm.
3)	Warehousing (retail)	a) For carpet area upto 25 sqm. - no car parking space b) For carpet area above 25 sqm. - one car parking space for every 35 sqm.

Width and Length of Internal Roads

Minimum Width of Internal Roads	Maximum Length of Internal Roads	
	For Internal roads closed at one end	For Internal road open to street at both ends
4.00m	30m	100m
7.00m	110m	140m
9.00m	120m/150m	Not specified



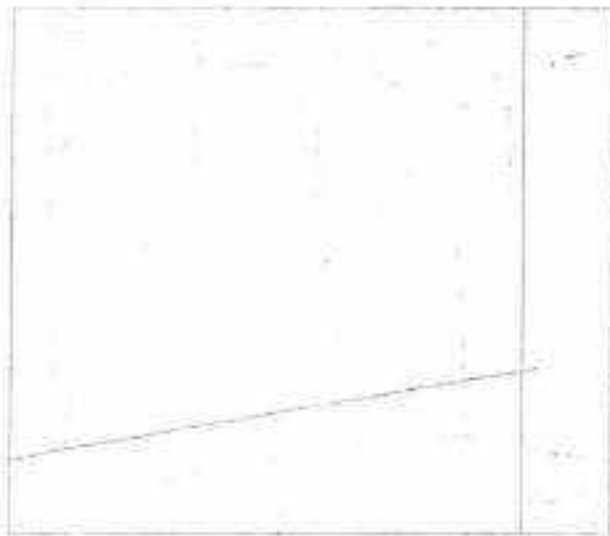
12

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,468 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/ 27 of 2022 Dated 18.04.2022)

ACTIVITIES ALONG RIVER FRONT SETBACK

- Bank Protection Marks
- Public Parks
- Water front activities
- 11m paved path



Handwritten signature and notes:
Date: _____
Signature: _____
371

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CC/27 of 2023 Dated-18.04.2023)

SCHEDULE - II

ASSETS

The Lessee will provide the following components as part of the Project on the Site(s) :-

- Buildings including building services;
- Civic Amenities [as approved by RLDA's Nodal Officer and Governmental Authority (as per the norms laid down by Municipal Authorities) and other Applicable Laws, if any] for example:
 - Vehicle Parking for users and visitors on surface and basements;
 - connectivity road for Houses;
 - Landscaping etc for pleasant appearance.
- Infrastructure facilities as listed in Schedule III – Project Utilities.

The above list is indicative and not exhaustive.



* Resident Representative R.E.A. ...
[Handwritten signature]

"Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Gatah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

[RFP No. RLDA/RFP/CO/ 27 of 2022 Dated-18.04.2022]

SCHEDULE - III

PROJECT UTILITIES

The Lessee shall provide project utilities in line with the project master plan, approved building plans and applicable legal and statutory guidelines including but not limited to:

1. Water Supply System

- Suitable connection with existing water supply system (Main line/feeder line of Railways)

2. Sewerage System

- Suitable Septic Tanks or Connection with Local Railway Sewerage System.
- Collection network including sewer pipelines, manholes, traps, etc.

3. Storm Water Drainage System

- Collection network including pipelines/drains, manholes, traps, etc.

4. Power Supply & Street Lighting Systems

- Distribution network, Poles, Feeder Pillar Boxes, Switchgears, circuit breakers, Service Lines, service connections, Meters, etc.
- Street lighting network comprising pipes, fixtures, lamps, switches, fuses, etc.

5. Rain Water Harvesting System

The above list is indicative and not exhaustive.



Grand Diversion Pvt. Ltd.
Authorised Signatory

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (71,456 Sqm) at Salt Golaah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/ 27 of 2022 Dated-18.04.2022)

SCHEDULE -IV (Mandatory Work) - Nil



374

Wipro Condominium Pvt. Ltd.
Authorized Signatory

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CD/ 27 of 2022 dated-18.04.2022)

SCHEDULE - V (Specification of Mandatory Work) - Nil



375

Project Condominium Pvt. Ltd.
Authorized Signature

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (75,456 Sqm) at Salt Golah on the Western Bank of Houghly River in Howrah (West Bengal) for 99 years".

(RFP No: RLDA/RFP/CD/ 27 of 2022 Dated:18.04.2022)

SCHEDULE - VI (Drawings of Mandatory Work) - Nil

SURENDRA
KUMAR
DUGAR

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SURENDRA KUMAR
DUGAR
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Part-V Schedule & Specifications RLDA LDHB



376

Everfront Condominium Pvt. Ltd

Hemant Kumar
Director / Authorized Signatory

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KUMAR
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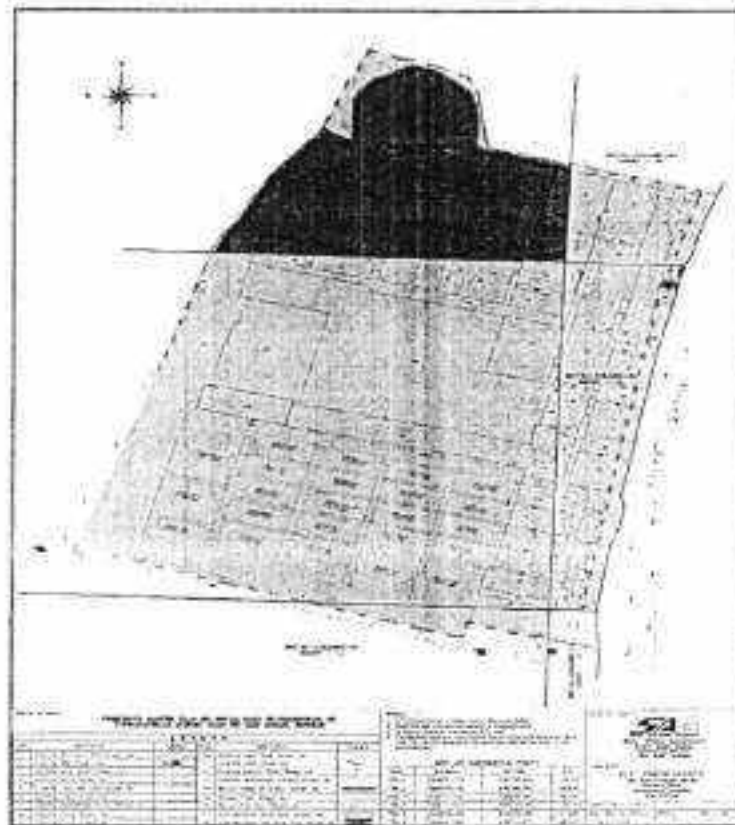


"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

(RFP No. RLDA/RFP/CO/27 of 2022 Dated-18.04.2022)

Annexure-III

Composite Master Plan of Mouza Maps Superimposed on Topographical Survey Plan of Salt Golah, Howrah



N.B. :-The offered land parcel of 70,456 sqm is shown in Green color



Silverfront Condominium Pvt. Ltd.

Arundhati Ray
Authorized Signatory



MUZTA-GOLAPRI-01
SHEET - 33

PLOT AREA - 16.61 Acre

MUZTA-GOLAPRI-01
SHEET - 34
AREA - 17.41 Acre

15.6 M LANTORN HIGH TOWER LIGHT

COMPOSITE MASTER PLAN OF MUZTA NAIP SUBMITTED ON TOPOGRAPHICAL SURVEY PLAN OF SAIT OZAN, SOGOMAI					Notes:		Scale of Client:	
LEGEND					1. All Dimensions are in Meter unless otherwise stated. 2. North line is oriented with respect to magnetic north. 3. All MUDA NAIPs are oriented in N-S way. 4. The Palace and also other beyond the boundary wall of Housing Estate (MUDA) are not shown within the boundary wall and are shown in the plan attached.		 SMA SARKIS ASSOCIATES W/A SARKIS ASSOCIATES 4/171, 4/172, 4/173, 4/174 SARKIS BUILDING 4th Floor, 1/1/1/1/1	
Sl. No.	Description	Symbol	Sl. No.	Description	MASS	HEIGHT	EASTING	NORTHING
1.	Existing Boundary Wall (Stone m.)	[Symbol]	10.	Existing Light Pole (Stone m.)	1500.1	14900.00	490000.00	150.00
2.	Existing Old Stone m.	[Symbol]	11.	Existing Gate Stone m.	1500.2	14900.00	490000.00	150.00
3.	Existing Metal Road Stone m.	[Symbol]	12.	Existing Concrete Pole Stone m.	1500.3	14900.00	490000.00	150.00
4.	Existing Stone Stone m.	[Symbol]	13.	Existing Aluminum Pole Stone m.	1500.4	14900.00	490000.00	150.00
5.	Existing Concrete and Stone m.	[Symbol]	14.	Aluminum Pole Stone m.	1500.5	14900.00	490000.00	150.00
6.	Existing Metal Stone m.	[Symbol]	15.	Aluminum Pole Stone m.	1500.6	14900.00	490000.00	150.00
7.	Existing Aluminum Pole Stone m.	[Symbol]	16.	Aluminum Pole Stone m.	1500.7	14900.00	490000.00	150.00
8.	Existing Metal Stone m.	[Symbol]	17.	Aluminum Pole Stone m.	1500.8	14900.00	490000.00	150.00
9.	Existing Metal Stone m.	[Symbol]	18.	Aluminum Pole Stone m.	1500.9	14900.00	490000.00	150.00

378

Director: Authorised Signatory



(RFP Notice No. - RLDA/RFP/CD/27 of 2022, dated-18.04.2022)

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golan on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Reply to the query raised by developers pertaining to leasing of Salt Golan Site

M/s Godrej Group of Companies vide mail dtd-23.05.22 has raised the following queries:-

	Query	Response of RLDA
1	<p>SELLING RIGHT: It is stated that the Lessee (i.e. successful Bidder) will have the right to market and grant sub-leases of constructed spaces to intending purchasers (i.e. Sub-Lessees). In this respect following are the queries:</p> <ol style="list-style-type: none"> I. Will the Lessee/Developer be free to fix the price for allotment/Assignment of Units to Sub-Lessees? II. Will the Railways also be a party in the Deeds of Sub Lease/Assignment to be executed with Sub-Lessees? III. Is any transfer charges payable by the Sub Lessees/Assignee to the Railways? IV. Will the Lessee be entitled to set its own terms of granting Sub-Lease/Assignment of Unit spaces to buyers without recourse to the Lessor (i.e. Railways)? 	<p>I. Yes</p> <p>II. Refer Article-13 of GCLA Part-II</p> <p>III. Refer Article-13 of GCLA Part-I</p> <p>IV. Refer Article-13 of GCLA Part-II</p>
2	<p>MUTATION/ CONVERSION/ULC: It is stated that no change in land use is required by railways PAN INDIA for developing Railway Land for Commercial Use. In this respect following are the queries:</p> <ol style="list-style-type: none"> I. What is the correct interpretation of the term 'commercial use'? What activities will be permissible under 'Commercial use'? Whether any activities are prohibited? II. Does it mean that the Lessee will not require to seek Conversion of the Land in the records of the Municipal Corporation and also in the Office of the Land Reforms? III. ULC - Will ULC NOC be required by the Lessee prior to sanction of Plan? If ULC is required, who will obtain ULC. Will the Railways obtain ULC NOC at their cost? 	<p>I. Commercial use means land use for business purpose. Permissible activities will be as per local Building by laws and as permitted by local municipal authority.</p> <p>II. As per Ministry of Railway's Letter No. 2011/LMB/WCS/22/31/23/Pt.1 dated 17.10.2018, where no change in land use is required Pan India by Railways for developing Railway land for commercial use.</p> <p>III. Refer clause 2.5 of GCLA part-I</p> <p>Riverfront Condominium Pvt. Ltd.</p>



Signature of the authorized signatory.

	is registered by the Rds/subsequent Sub-Lessee/Transferees?	
5	<p>HIDDEN COSTS</p> <p>I. Besides the costs mentioned in the Pre-Bid presentation, will there be any other unexplained charges?</p> <p>II. Will there be a binding clause in the Lease Deed to be executed that there shall be no further charges other than those explained in the prebid presentation.</p>	No. There is no other charge/ other than mentioned in RFP.
6	<p>MORTGAGE -</p> <p>Will the Lease entitle the Lessee to obtain Construction Loan from any Bank or Financial Institution on the security of the Land?</p>	No mortgage right on the land is given to the lessee. However there are 'substitution rights' provided to the financial institutions providing project loans.
7	<p>TITLE -</p> <p>I. Will the Lessor provide any Certificate of Title to the Land?</p> <p>II. In the absence of any Lawyer's Certificate of title how will the Lessee protect itself against any third party claim?</p> <p>III. Will the Lessor insure its title?</p>	<p>Please read Part-V of the RFP where relevant documents have already been made available confirming RLDA/Railway's Title. Even though, the bidders should apply their own due diligence to confirm the title. Thus, question of title insure and certificate does not arise.</p> <p>Article 3.8 of GCLA Part-II may be referred.</p>
8	<p>Other queries</p> <p>I. Since payment of premium will be made over 5 years what will be the Agreement to be executed on payment of first instalment? and last instalment?</p> <p>II. When will the Deed of Lease be executed and registered in favor of the Lessee? Who will bear the Stamp Duty?</p> <p>III. Will the Lessor execute a comprehensive Power of Attorney in favor of the Lessee to enable it to undertake the development and sale of the Project and also mortgage?</p> <p>IV. Will the Lessor give title insurance?</p> <p>V. Indemnification of title by the Lessor will be of paramount importance, Will the Railway give a Title Certificate confirming its Indefeasible title to the property and also for ULC, Conversion, heritage etc.</p> <p>VI. Will it be possible for the Railway to lease out the entire land part by part in proportion to the payment of</p>	<p>I. Refer Clause 11 of Part-III of RFP</p> <p>II. Refer Clause-F1 of Part-II of RFP, Stamp duty to be borne by the lessee.</p> <p>III. Refer Form-14 of RFP</p> <p>IV. Please read Part-V of the RFP where relevant documents have already been available confirming RLDA/Railway's Title. Even though, the bidders should apply their own due diligence to confirm the title. Thus, question of title insurance and indemnification does not arise.</p> <p>V. Same as IV above.</p> <p>VI. RLDA will lease the entire land at once. Execution of the lease</p>

Riversant Condominium Pvt. Ltd.

[Signature]
 Authorised Signatory



XIV.	Whether we will be having a first right of refusal as we are presently having an arrangement with RLDA in respect of land situated at other state?	with Joint Inspection Note provided in Annexure-XI of Part-V of the RFP.
XV.	What type tree/vegetation is there in the site? If there are trees, who will take approval for uprooting/demolition of trees? What will be the implication for such action on the lessee?	

Ref	Cluses in tender docs	Query	Response
Part-6, Pg-17: sno 4	Gross revenue	What is the Meaning of Gross revenue? Is this the total Income side of Profit and Loss account?	Gross Revenue here means Turnover before deducting sales revenue.
	ULC	Applicability of ULC whether NOC obtained?	ULC will not be applicable for Government owned land parcels; and the ownership still remains with Railways.
	Heritage Property	Whether any structure on the site is declared as Heritage property by any agency? [As we came to know that RLDA has floated a tender 10-15 years back through REIT in which it was mentioned as Heritage property wherein development was allowed keeping the existing structure].	No existing structure is recorded in the list of Heritage structure.
Page-29	FAR 3	FAR as per Howrah Municipality Rule and road width of abutting the property, FAR should be 2.75. What is the basis of calculation of FAR 3?	The bidder may confirm & Plan that the site allows for an FAR of 3.0 to be achieved in the 17.41 Acres. However, in case of any statutory restriction the provision on the impact of change in the FAR on the Lease Premium may be dealt as per Article-5.4 of GOLA Part-II.



Everfront Condominium Pvt. Ltd.

Arjun
DIRECTOR, Everfront Condo

Part-V, Pg-39	Setback along Riverbank has to be min. 75M.	However as per sec. 46(1) of MP Act it should be min 45.7 M.	This is not a restriction. It only requires a formal approval from For Trust.
Part-V, Pg-42	1. Water supply system 2. Sewerage System? 3. Storm water Drainage system	Whether all these infrastructures would be available for construction period or also after completion of project. In case of insufficiency, necessary augmentation would be done by RLDA.	The trunk infrastructure is of the site boundary. For any usage of those, during the construction or after completion, the Developer needs to procure the access from the relevant authorities.
Part-II, Pg-15	Use of commercial area >20%, then additional lease premium will be deposited proportionately	If Residential Development is >80% and commercial development is <20%, in that case whether lease premium will be proportionately reduced and RLDA would reimburse the lease premium proportionately?	No such condition if available in Part-II Pg-15
Part-III, Pg-30 Part-III, Pg-13 S.no 1.1.3	NOC for the proposed development shall be obtained by the RLDA within 12 months from the date of LOA. NOC for the development Plan will be obtained by developer	Please provide the list of NOC to be obtained by RLDA. (ULC, Permission from Forest department, building sanction plan, etc.) Contradiction with clause mentioned above.	No such condition if available in RFP
Part-II, Pg-9, S.No-h	RLDA may issue addendum/corrigendum at any time before the closing time of Bid i.e. 29/08/2021 upto 1400 hrs.	If any addendum/Corrigendum issued by RLDA after submission of bid by any bidder, then how bidder can update this in his bid document.	The bidder can submit the updated documents before the final closing time of Bid submission. For assistance Mr. Suraj Singh (Mob-9599663865) of ITI Limited may be contacted.
Part-II, pg-25, S.no 10 Success fees	Upfront lease premium per site	What is the meaning of per site? Whether the subjected property is single site?	It is a single site.
Part-II, Pg 26, S.no 11.2	In case of Escrow mechanism, the requirement of BG shall not be mandatory	It means if Escrow mechanism is there, then Lease Agreement can be signed even after payment of 1 st instalment and no BG	RFP condition will prevail



384

Riverfront Condominium Pvt. Ltd.

[Signature]
Director, Authorised Signatory

		would be required by RLDA for balance payment.	
	Escrow account	When Escrow account to be open. Can escrow agreement may be executed between RLDA, Lessee, Escrow Bank. Can lender become a party of Escrow agreement at any time in future?	RFP condition will prevail.
Part-I, Page-65 (s.no. 4.1.(a))	Withdrawal from Escrow account/all payment towards repayment or refund of monies to third parties	Meaning of third parties	Any kind of vendor related to the project development.
S.no.4.1(v)	Financing Agreement	Meaning of Financing Agreement	Agreement with financial institutions providing funds for the project.
	Permission to Mortgage the property	In case Builder obtain finance from bank towards construction/development of the Property - at which time RLDA would permit to mortgage the property?	No mortgage right on the land is given to the lessee.
Part-I, Pg-18 (s.no.12 & C)	Forfeiture of Bid security if Bidder/Lessee imposes any condition within Bid validity period or extended period.	Please specify, whether after submission of Bid or after selection as a successful bidder.	After Selection of successful Bidder.
Part-I, Pg-18 (s.no.13.0)	No bidder will be permitted to withdraw its Bid on ground of any alleged defect in site/condition/title of RLDA.	In case of Defect title, then why Bidder will not be allowed to withdraw its Bid and RLDA should reimburse the amount of bidder with interest.	RFP condition will prevail.
	Instalment of Lease Premium	Whether bidder would be permitted to pay lease premium in single instalment.	Yes.
	NGC	Whether permission for cutting of trees will be obtained by RLDA.	No, Developer has to procure it.



Project Commissioned By RLDA

Amulya
Project Commissioned By RLDA

M/s Eden Realty Ventures Pvt. Ltd vide mail dtd-21.05.22 has raised the following queries:-

	Query	Response of RLDA
1.	As we understand from clause 11.2 of "Part-III Instruction to Bidders and Bid-Forms of RLDA LDHB" that the Lease Agreement will be executed only after the payment of 1st instalment of Lease Premium and a Bank Guarantee (BG) of the remaining amount along with interest is submitted to RLDA. Please clarify whether upon creation of Escrow Account in place of BG, will the Lease Agreement be executed or not?	Yes Upon creation of Escrow Account as prescribed, Lease Agreement can be Executed.
2.	After the entire payment of the Lease Premium will a separate Lease Deed be executed in place of Lease Agreement?	No requirement for the separate Lease Deed upon completion of the full payment of Lease Premium as the Lease Deed has already been executed after the 1st instalment payment and Submission of BG or Formation of Escrow account as prescribed.
3.	Please clarify whether we can create encumbrance/charge upon the interest of Lease by opening the Escrow Account instead of BG.	After the execution of the Lease Agreement, Encumbrance can be created on the development rights for arranging debt (for construction). Please refer Article-2.2 of Part-II/GCLA may please be referred.
4.	How much BG is required to be kept with RLDA to avail Construction Loan as clause 25 of "Part I Regulations for Bids and Lease Agreements-RLDA LDHB" says that that the Performance Guarantee of 5% of Lease Premium needs to be submitted?	Clause 25 of Part I Regulation for Bids and Lease agreement deals only the PG amount required to be submitted by the lessee as security/ guarantee against any default in timely payment of consideration, other dues to RLDA and full of other obligations as per agreement.

M/s Panchdeep Constructions Ltd vide mail dtd-19.05.22 has raised the following queries:-

	Query	Response of RLDA
1.	The project is spread over 12+ acres of land, can the project be developed in several phases? If yes, then will RLDA award completion certificates for each phase? And can this phase wise development be applied to certain parcels of land? For example, if we paid a 30% fee in 1st year, can we develop 30% of the FAR in one parcel of land and encumber the said FAR?	Article-10.3 to 10.6 of Part-II of RFP may please be referred



Riverfront Concominium Pvt. Ltd.

Arundh
Director, Authorised Signatory

2.	Can commercial development include School, Hospital, Hotel, Mall etc? Is there any limit in the type of commercial development?	Yes, as per clause under local bye-laws/DCR Norms of Howrah Municipal Corporation. Clause-1.1.3 of Part-III of RFP may please be referred.
3.	Does the plan need to be approved by Howrah Municipal Corporation (HMC)? If yes, do we need to pay the sanction fee to the HMC?	Article-2.5 of GCLA Part-I may be read with 9.5.
4.	RDA charges 10% interest on the outstanding amount, this will be a huge burden on the developer. Can interest amount be exempted if the SG for the balance amount is provided by the developer?	RFP condition will prevail.
5.	If the project is delayed due to local approval or change of law or any event beyond the control of RDA, will the developer be liable to pay interest on the outstanding amount during such period?	Payment schedule as per RFP Form-12 shall prevail.

M/s Mani Square Itd vide mail dated-12.05.22 (physical copy of letter submitted during Pre-bid meeting on 19.05.2022) has raised the following queries:-

Query	Response of RDA
1. The tender on Page 32 of IS, RDA is referring to a Railways Letter No. 2011/Lag/wcy/22/01/25/Pt. 1 dated 17.10.2018 inferring that no change in land use is required Pan India by Railways for developing Railway land for commercial use. a. Please provide a copy of the aforesaid letter. b. As indicated, there is a requirement of NOC from the state's land reforms department or the state. How much time will be required for the procurement of NOC? c. What if the NOC is not available within the stipulated time and the project is delayed? d. Please clarify if interest on the remaining consideration is payable for the delay period also.	a. Attachment of Page No-28 of Annexure-VI of Part-V of the RFP may be referred. b. Please refer letter provided in Annexure-IX & X in Part-V of the RFP issued from Howrah Municipal Corporation. c. Clause 1.1.5 of Part-III of RFP may please be referred. d. Same as c.
2. Mutation in the LR records in the name of Railways is for 17.6532 Acres, whereas the Area of Land under Tender is 17.41 Acres. Please inform as to which portion of Land with Dag No is being retained by RDA?	Composite Master Plan of Mouza Maps Superimposed on Topographical Survey Plan of Sar Galah, Howrah provided in Annexure-II of Part-V of the RFP may be referred.
3. The tender does not specify that the property is free from all encumbrances and vacant in possession? a. Please confirm.	The property is free from all encumbrances, however there exist abandoned structures / buildings and also some unchecked low height shrubs/growth exist within the



Resident Consortium Pvt. Ltd.
(Signature)
 Senior Resident Engineer

	documents and a clarification from HMC and KMDA is necessary.	Provision on the impact of change in the FAR on the Lease Premium may be dealt as per Article 3.4 of GDA part-II.
7.	Initial 2 years for any project requires lots of time for approvals, payments of stamp duty / registration charges, sanction fees, development charges and payment of consultant fees etc. Moreover, the applicability of 10.5% per annum interest is very steep and hence we request / suggest an improvement in the proposed instalment / interest plan which will allow a bidder to bid aggressively.	Provision of RFP shall prevail.
a.	<p>The LUDCP provides that a 15-metre-wide strip of land on the riverfront ("RF") under Development Control Zone "RF":</p> <ul style="list-style-type: none"> a. The maximum permissible height of a building in such zone shall be 5.00 metres. In the case of a building on stilts, the maximum permissible height of the building shall be 6.50 metres including the stilts, the minimum height of which shall be 3.00 metres. In such building, the stilted portion shall not be allowed to be walled up or covered along the sides; b. No building shall be more than 20.00 metres long alongside the river. There shall be a clear linear gap of 50.00 metres between two buildings alongside the river; c. The maximum permissible covered area of such buildings shall be 200.00 sq. metres. <p>Does that imply that the FAR / FSI of 2.75 or 3.00 would only be available for the residual area after reduction of the RF area or on the entire leased land? This clarification from HMC is necessary since the tender document discloses an FAR of 3.00 on the entire leased land.</p>	All relevant & applicable statutory norms have to be followed. The bidder may plan that even after leaving due river setback, 3.0 FAR can still be achieved in the given site & norms.
9.	Urban Land Ceiling and Regulations Act 1976 (ULCRA) is still having its application to the state of West Bengal. Section 19 (i) of ULCRA specifies that lands belonging to Central Government are outside the ambit of ULCRA. Please confirm that the tendered land is outside the ambit of ULCRA and lessor/RUDA will keep the Lessee indemnified and harmless in this behalf, and that there will be no need of a certificate from the competent authority appointed under the ULCRA as this is a time consuming process and a pre-certification would have been helpful.	ULC will not be applicable for Government owned land parcels and the ownership still remains with Railways.

15/11/2022


West Bengal Capital Region Pvt. Ltd.
 15/11/2022
 Anirudh
 Director, Assistant Secretary

<p>10. Please confirm that the possession of the leased premises will be simultaneously handed over to the lessee after the execution and registration of the Lease Deed and that the Lessee will have unfettered right of development from the date of Lease Deed.</p>	<p>Article-2 of Part-I of RFP may please be referred</p>
<p>11. Such large projects require bank fundings. The draft Lease Deed annexed to the tender documents proposes a leasehold transfer subject however to payment of the remaining consideration. Please confirm that post registration of Lease Deed, the Lease Deed can be offered as security for having banking support to the project.</p>	<p>No mortgage right on the land is given to the lessee. However, there are 'substitution rights' provided to the financial institutions providing project loans. Moreover, Lessee can create Encumbrance on the development rights (Article 2.2 of GCIA) after the execution of Lease Agreement.</p>
<p>12. The tender document proposes formation of a Special Purpose Vehicle (SPV) in the name of which the lease will be granted. The land size and the location of the premises is such that various elements of usages will be built viz. residential, retail, hotel, logistic park etc. Tax efficiency requires that each element of development is a separate vehicle. Hence, please confirm that up to three vehicles can be formed, each owning an undivided percentage in the leased property.</p>	<p>Clause-8 of Part-I of RFP may please be referred</p>
<p>13. Part IV viz., Special conditions of Lease Agreement at its Page 4 have defined under the head Marketing and Sub-Leasing as follows: Quote — Marketing and Sub-Leasing GCIA Clause No. 12 Ref GCIA Article no. 13.1.1 " All amounts due and payable by third parties pursuant to marketing by the Lessee should be paid through Demand draft or account payee Cheque and be deposited in either the Escrow Account (if applicable) or a designated bank account of the Lessee. The Lessee shall furnish the details of the designated bank account to RDA prior to undertaking any marketing in respect of the Project. Further the Lessee shall not utilize the receipts from the marketing/sub-leasing except towards meeting with the expenses in executing the Project and making payments of Consideration to RDA until the entire Project is completed and Completion Certificate is issued by the Nodal Officer. Marketing and sub-leasing 13.13.2 (a) Para 13.2 (a) Is RDA wanting to regulate the project collectibles beyond its dues on account of lease premium? If not, then appropriate clarification in the paragraph needs to be brought in that the Lessee can draw funds and/or reimburse itself only after full payment of the lease premium and the interest due thereon.</p>	<p>RDA only wants to have the account details of the SPC linked to Escrow. This account, in itself, will be regulated as per Escrow directives.</p>
<p>14. Para 13.1.7 of the General Conditions of Lease Agreement reads as follows: Quote - Until the Lessee has obtained the Completion Certificate from the Nodal Officer the Lessee cannot enter into a Sub-Lease Deed with any third party.</p>	<p>Article-10.3 to 10.6 of Part-I of RFP may please be referred.</p>

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Riverview Condominium Pvt. Ltd.
Handwritten signature
Riverview Condominium Pvt. Ltd.

	<p>Unquote Please clarify that Completion Certificate from the Nodal Officer will also be issued for part 7 parts of the project?</p>	
15.	<p>Clause 12.2 sub-para (f) reads as follows:- Quote - A Sub-Lessee shall not have any right to further sub-lease either partly or fully to any other party. However on written request of the Sub-Lessee and subject to a one-time payment of Rs. 100/- (Rupees Hundred) only per sq. ft. of the area from such new party through an account payee cheque to RDA as transfer charge as in Article 3.2.3 above, the Lessee can transfer the Sub Lease to another party. Unquote- This paragraph is imposing a restriction on the subject Lessee's transfer right and imposes that the written request is to be made. We say that while the sub-lessee will not mind paying / making a one-time payment of Rs. 100/- per sqm, but restricting the right to transfer by seeking a written request may not allow the Lessee to recover the right Sale Price. Hence, we request that the sub-lessee be permitted to transfer its rights on one-time payment of Rs. 100/- per sqm, and no written permission be required.</p>	<p>Seeking written approval from RDA with a fee for the transfer of sub-lease rights cannot be viewed as a restriction. This is a process where Lessor will be formally informed about any change in sub-lessee.</p>



Ringspot Concrete Structures Pvt. Ltd.
[Handwritten Signature]
 Director / Authorizing Signatory

Digitally signed
 by HEMANT
 KUMAR
 Date: 2022.06.24
 16:25:57 IST
 Reason: PDF
 Authenticated

RAIL LAND DEVELOPMENT AUTHORITY

Ministry of Railways, Government of India
Plot No. 702/B, 7th Floor, Kirti Nagar Lower-II, DMRC Building,
Basant Vihar, New Delhi-110029, 011-23232654

ADDENDUM No. 1 DATED 29.04.2022

To
(RFP Notice No. - RLDA/RFP/CD/27 of 2022 dated-18.04.2022)

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70.456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years"

Name of Site	Area	BUA Offered	Reserve Price
Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) (Site Code-02091403)	17.41 Acres (70.456 Sqm)	2, 11, 366 Sqm	INR 353 Crore

1. Bid/RFP document has been uploaded on Tender Wizard
2. E-bid schedule has been modified vide Corrigendum No.-01, dated-29.04.2022.

Notes:

- (1) Bidders have to download the Bid documents from the e-procurement portal i.e. www.bidsite.com / RLDA after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.
- (2) Any Corrigendum/Addendum to this RFP Notice, if any, would appear only on above mentioned website and will not be published in newspapers.
- (3) All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/Amended bids and e-bid will be evaluated accordingly. The decision of RLDA shall be final and binding.

JGM/Tender

RiverGulf Condominium Pvt. Ltd.

[Signature]
Director, Auctioneers/Registrar

RAIL LAND DEVELOPMENT AUTHORITY

Ministry of Railways, All India Railway, Government of India
Office No. 2008/7-1, Trade, Kolkata, Floor-3, DMRC Building,
Ballygunge Road, New Delhi-110002 (Ph: 011-23252354)

ADDENDUM No.-2, Dated-24.06.2022

To

(RFP Notice No. -RLDA/RFP/CD/27 of 2022, dated-16.04.2022)

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Name of Site	Area	BOA Offered	Reserve Price
Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) (Site Code:G2093403)	17.41 Acre (70,456 Sq.m)	2, 11,368Sq.m	INR 393 Crore

Following Clause of RFP/Part-III has been amended as under:

SN	Existing Clause	Amended Clause
1	14.4 (Scope of the Project): The permissible FSI for the site is 2.0. Present Bid has been invited for land parcel as shown in plan in Part-V of RFP. For Land Parcel FSI is 3.0 as mentioned in Bid Form-12. However, the Selected Bidder/Lessee has the liberty to undertake Residential Development as per requirement and by utilizing permissible FSI.	14.4 (Scope of the Project): The permissible FSI for the site is 3.0. Present Bid has been invited for land parcel as shown in plan in Part-V of RFP. For Land Parcel FSI is 3.0 as mentioned in Bid Form-12. However, the Selected Bidder/Lessee has the liberty to undertake Residential/Commercial Development as per requirement and by utilizing permissible FSI.

Notes:

- (1) Bidders have to download the Bid documents from the e-procurement portal i.e. www.tendersmart.com/RLDA after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.
- (2) Any Corrigendum/Addendum to this RFP Notice, if any, would appear only on above mentioned website and will not be published in newspapers.
- (3) All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed bidder has seen the amendments. Amended bids and e-bid will be evaluated accordingly. decision of RLDA shall be final and binding.



Rivastant Condoorium Pvt. Ltd.

393

Handwritten signature
Rivastant Condoorium Pvt. Ltd.

AM Digitally signed
by HEMANT
KUMAR
Date: 2022.06.24
16:23:39 IST
Reason: PDF
Authenticated

RAIL LAND DEVELOPMENT AUTHORITY

Ministry of Railways and Ministry of Heavy Industrial Sector
 Director General of Railway Infrastructure Trusts of DMRC Building
 B-5, Connaught Place, New Delhi-110002, Ph: 011-23232882

CORRIGENDUM No.-1, DATED 29.04.2022

To

(RFP Notice No. - RLDA/RFP/CO/27 of 2022, dated 18.04.2022)

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,459 Sqm) at Salt Gatah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Name of Site	Area	BDA Offered	Reserve Price
Salt Gatah on the Western Bank of Hooghly River in Howrah (West Bengal) (Site Code-00303-73)	17.41 Acre (70,459 Sqm)	2,11,368 Sqm	INR 553 Cr/-

The schedule of E-bid process is amended as under:

SN	Item of Schedule	Existing Schedule	Amended Schedule
1	Pre-Bid Meeting Venue of Pre-Bid Meeting to be obtained from JGM Pvt (Mob: 9472198244 Email: jgmland@bida.railnet.gov.in)	06/05/2022 at 12:30 Hrs	15/05/2022 at 12:30 Hrs
2	Last date of receiving queries	10/05/2022 up to 16:00 Hrs	17/05/2022 up to 16:00 Hrs
3	Reply to queries, uploading of Amendment to e-Bid on website, if any	20/05/2022 at 18:00 Hrs	31/05/2022 at 18:00 Hrs
4	Last date of downloading of e-bid Document for participation submission online	20/05/2022 up to 14:00 Hrs	30/05/2022 up to 14:00 Hrs
5	E-bid due date/last date of submission of E-bid (the 'Bid submission date)	30/05/2022 up to 15:00 Hrs	30/05/2022 up to 15:00 Hrs
6	Last date for submission of Bid forms (Bid forms 1 to 11, 15, 16A, & 17 as applicable along with supporting documents) in original to RLDA in Cover-1 after submission of e-bids. As per Article 16 of ITR (Part III of Bid documents)		As per Article 16 of ITR (Part III of Bid Documents)
7	Closing of e-bids	20/05/2022 at 15:30 Hrs	30/05/2022 at 15:30 Hrs

Notes:

- Bidders have to download the Bid documents from the e-procurement portal i.e. www.tenderwizard.com/RLDA after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.
- Any Corrigendum/Amendment to this RFP Notice, if any, would appear only on above mentioned website and will not be published in newspapers.
- All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/Amended bids and e-bid will be evaluated accordingly. The decision of RLDA shall be final and binding.

JGM/Tender



Sivantrao Chaturvedi Pvt. Ltd.
 Director, Auctioneers & Surveyors

RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
 Unit No. 702/B, 7th Floor, Konnects Tower-II, DMRC Building,
 Bhairohali Marg, New Delhi-110002; Ph: 011-23222554

CORRIGENDUM No. 4 DATED 11.05.2022

To
 (RFP Notice No. - RUDA/RFP/GD/27 of 2022 dated 16.04.2022)

“Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gohal on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years”.

Name of Site	Area	BOA Offered	Reserve Price
Salt Gohal on the Western Bank of Hooghly River in Howrah (West Bengal) Site Code-02073402	17.41 Acres (70,456 Sqm)	2-11,359 Sqm	INR 353 Crore

The schedule of E-bid process is amended as under:

SN	Item of Schedule	Existing Schedule	Amended Schedule
1	Pre-Bid Meeting Venue of Pre-Bid meeting to be taken care from JGM P-1 (Mob: 9473199246, Email: jgmdand@bids.tairtel.gov.in)	13.05.2022 at 12:30 Hrs.	13.05.2022 at 11:30 Hrs. Venue- Mandarin Oriental Hotel, Taj Bengal Hotel, Kolkata
2	Last date of receiving queries	17.05.2022 upto 15:30 Hrs.	23.05.2022 upto 15:00 Hrs.
3	Reply to queries, uploading of Amendment to e-Bid on website, if any	31.05.2022 at 08:00 Hrs.	07.06.2022 at 18:00 Hrs.
4	Last date of downloading of e-bid Document for participation/ submission online	30.05.2022 upto 14:00 Hrs.	07.07.2022 upto 14:00 Hrs.
5	E-bid due date- last date of submission of E bid (the "Bid submission date")	30.05.2022 upto 15:00 Hrs.	07.07.2022
6	Last date for submission of Bid forms (Bid forms 1 to 11, 15, 16A, & 17 as applicable along with supporting documents in original to RUDA in Cover-1 after submission of e-bids. As per Article-10 of ITS (Part-III of bid documents)		As per Article 10 of ITS (Part III of Bid Documents)
7	Closing of e-bids	30.06.2022 at 15:30 Hrs.	07.07.2022 at 15:30 Hrs.

Notes:

- Bidders have to download the Bid documents from the e-procurement portal i.e. www.tenderintan.in in RUDA after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online;
- Any Corrigendum/Amendment to this RFP Notice, if any, would appear only on above mentioned website and will not be published in newspapers.
- All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/Amended bids and e-bid will be evaluated accordingly. The decision of RUDA shall be final and binding.

JGM/Tender



Rail Land Development Authority Pvt. Ltd.
 11-10-107, Salt Lake, Kolkata
 395

RAIL LAND DEVELOPMENT AUTHORITY

Khanayyathpally, under, Howrah, District, West Bengal
 Hooghly - 712018, 1st Floor, Knowledge Tower-II, DMRC Building,
 Shevabati Marg, New Belhira, (800021), (033) 2522854

CORRIGENDUM No-3, Dated 24.05.2022

To

(RFP Notice No. - RUDA/RFP/CDV27 of 2022, dated: 15.04.2022)

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Name of Site	Area	BDA Offered	Reserve Price
Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) (Site Code-20201403)	17.41 Acre (70,456 Sqm)	₹ 11,308.50 Cr	₹ 1,312 Crore

The schedule of E-bid process is amended as under:

SN	Item of Schedule	Existing Schedule	Amended Schedule
1	Reply to queries, uploading of Amendment to e-Bid on website, if any	07.05.2022 at 16:00 Hrs.	24.05.2022 at 19:00 Hrs.
2	Last date of downloading the e-bid Document for participation/ submission online	07.07.2022 up to 14:00 Hrs.	16.07.2022 up to 14:00 Hrs.
3	E-bid due date (with date of submission of E-bid (the Bid submission date))	07.07.2022 up to 15:00 Hrs.	16.07.2022 up to 15:00 Hrs.
4	Last date for submission of Bid forms (Bid forms 1 to 11, 16, 16A & 17 as applicable along with supporting documents) in original to RUDA in Cover-I after signature of bidder. As per Article-12 of ITB (Part-III of bid documents)		As per Article 19.0 of ITB (Part-III of Bid Documents)
5	Opening of bids	07.07.2022 at 15:30 Hrs.	16.07.2022 at 15:00 Hrs.

Notes:

- (1) Bidders have to download the Bid documents from the e-procurement portal i.e. www.tenderwizard.in/RLDA after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.
- (2) Any Corrigendum/ Addendum to this RFP Notice, if any, would appear only on above mentioned website and will not be published in newspapers.
- (3) All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/Amended bids and e-bid will be evaluated accordingly. The decision of RLDA shall be final and binding.

Attn:Tender



Riverfront Development Pvt. Ltd.
 Director/Authorized Signatory

12/07/2022 09:41:07 AM

RAIL LAND DEVELOPMENT AUTHORITY

A Ministry of Railways, Government of India
 (Hall No. 708-B, 1st Floor, Komaladevi Bhawan, DMRC Building,
 Connaught Place, New Delhi-110028, Ph. 011-23232854)

CORRIGENDUM No. 4 Dated 15.07.2022

To:

(RFP Notice No. :- RLDA/RFP/CD/27 of 2022-dated-18.04.2022)

"Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70.456 Sqm) at Salt Gelah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Name of Site	Area	BUA Offered	Reserve Price
Salt Gelah on the Western Bank of Hooghly River in Howrah (West Bengal) (Site Code-33195400)	17.41 Acre (70.456 Sqm)	2: 11.388 Sqm	INR. 363 Crore

The schedule of E-bid process is amended as under:

SN	Item of Schedule	Existing Schedule	Amended Schedule
2	Last date of downloading of e-bid Document for participation submission online.	18-07-2022 upto 14:00 Hrs.	22-05-2022 upto 14:00 Hrs.
3	E-bid due date i.e. date of submission of E-bid (the E-bid submission date).	18-07-2022 upto 15:00 Hrs.	02-08-2022 upto 15:00 Hrs.
4	Last date for submission of Bid forms (Bid forms 1 to 11 16,16A & 17 as applicable along with supporting documents) in original to RLDA in Cover-1 after submission of e-bids. As per Article 19 of IFS (Part-III of Bid documents).		As per Article 19 of IFS (Part-III of Bid Documents).
5	Opening of e-bids 25/08/2022 at 15:30 Hrs.	18-07-2022 at 15:30 Hrs.	02-08-2022 at 15:30 Hrs.

Notes:

- Bidders have to download the Bid documents from the e-procurement portal i.e. www.tendersofto.com or RLDA after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.
- Any Corrigendum/Addendum to this RFP Notice, if any, would appear only on above mentioned website and will not be published in newspapers.
- All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/Amended bids and e-bid will be evaluated accordingly. The decision of RLDA shall be final and binding.

AM/Tender

Pvt. front Condominium Pvt. Ltd.

[Signature]
 Authorised Signatory

RAIL LAND DEVELOPMENT AUTHORITY

(A Statutory Authority under Ministry of Railways, Government of India)
Plot No. 7022B/2, Sector, Knowledge Tower-9, DMRC Building,
Shyama Marg, New Delhi-110002, Ph. 011-23232854

CORRIGENDUM No.-5 Dated-01.08.2022

To

(RFP No)- No. -RLDA/RFP/CD/IT of 2022 (dated-18.04.2022)

"Grant of Lease for Commercial Development on Railway Land parcel-admeasuring 17.41 Acres (70.458 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years"

Name of Site	Area	BUA Offered	Reserve Price
Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) (Site Code-CP/17403)	17.41 Acre (70.458 Sqm)	2:11:368 Sqm	INR.060.0746/-

The schedule of E-bid process is amended as under:

SN	Item of Schedule	Existing Schedule	Amended Schedule
2	Last date of downloading of e-bid Document for participation submission online	02.05.2022 up to 14:00 Hrs	17.08.2022 up to 14:00 Hrs
3	E-bid due date (last date of submission of E-bid (the Bid submission date)	02.08.2022 Up to 15:00 Hrs	17.08.2022 up to 15:00 Hrs
4	Last date for submission of Bid forms (Bid forms 1 to 11, 14-16A, 15, 17 as applicable along with supporting documents) in original to RLDA in Cover-1 after submission of e-bid. Under Article-12 of ITB (Part-III of Bid documents)		As per Article 12 of ITB (Part-III of Bid Documents)
5	Closing of e-bid	02.08.2022 at 15:30 Hrs	17.08.2022 at 15:30 Hrs

Notes

- (1) Bidders have to download the Bid documents from the e-procurement portal i.e. www.tendersurl.com after registering themselves on portal and after payment of Tender Processing Fee & Bid Document Fee before last date & time of downloading the e-bids online.
- (2) Any Corrigendum/Amendment to this RFP Notice, if any, would appear only on above mentioned website and will not be published in newspapers.
- (3) All Bidders are advised to see Amendments to RFP, if any, before submission of the e-bids. In case the bidder does not submit the amended bids/amendments, it will be presumed that bidder has seen the amendments/Amended bids and e-bid will be evaluated accordingly. The decision of RLDA shall be final and binding.

AM/Tender

Executive Director/Ministry Pvt. Ltd.

[Signature]
Executive Director/Ministry

**PART-III
INSTRUCTIONS TO BIDDERS AND BID FORMS**

CHECKLIST FOR ELIGIBILITY PROPOSAL

Bid Document No - R/LDA/RFP/CD/27 of 2022, dated-18.04.2022

CHECKLIST FOR e-bids: FOR ELIGIBILITY PROPOSAL (Technical Bids):

Requirement		Complied with (Yes / No)		
All the pages numbered serially.		Yes		
The Proposal and all related correspondence and documents in relation to the Bidding Process are in English Language.		Yes		
Supporting documents and printed literature furnished with the Proposal in any other language are accompanied by translations of all the pertinent passages in English language, duly authenticated and certified by the Bidder.		YES		
We have read and made ourselves well conversant with the provisions/in formations contained in R/LDA-Land Development Hand Book Part-I (Regulations for Bids and Lease Agreement) and Part-II (General Conditions of Lease Agreement) and we affirm to abide by the same.		YES		
S. No.	Scanned copy of instrument/ enclosure for Uploading	Uploaded (Yes / No/ Not Applicable)		
1	Bid Document fee of Rs.75,000/- + GST 18% Rs. 88,500/- (Rupees Eighty Eight Thousand and Five Hundred Only) to be paid online.	Yes		
2				
S. No.	Document / enclosure for submission	Document Uploaded (Yes/No/ NA)	Page Nos. (to)	Total No. of Pages
1.1	Scanned Copy of Instructions to Bidders (R/LDA/LDHB Part-III), SCLA [R/LDA/LDHB Part-IV], Schedules and Specifications [R/LDA/LDHB Part-V], as issued by R/LDA for the Project, digitally signed by the authorized signatory are to be uploaded.	Yes	Part-III – Page 1-113 Part-IV – Page 1 to 11 Part-V – Page 1 to 51	175



Riverfront Consortium Pvt. Ltd.
[Signature]
Authorized Signatory

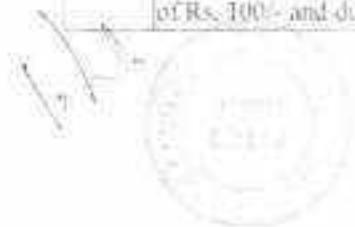
S. No.	Document/ enclosure for submission	Document Uploaded (Yes/No/NA)	Page Nos. (, to)	Total No. of Pages
1.2	Scanned Copy of Covering Letter are to be uploaded as per the prescribed format in Bid Form 1: i) signed by authorized signatory ii) on the letterhead of the Bidder;	Yes	Page 1-5	5
2(A)	Scanned Copy of General Information <i>are to be uploaded</i> about the sole Bidder/Lead Member as per the prescribed format in Bid Form 2; Evidence of incorporation;	Yes	Page 6-11	6
2(B)	Scanned Copy of General Information about Member-1 <i>are to be uploaded</i> as per the prescribed format in Bid Form 2(a); Evidence of incorporation.	NA	NA	NA
2(C)	Scanned Copy of General Information about Member-2 <i>are to be uploaded</i> as per the prescribed format in Bid Form 2(b); Evidence of incorporation.	NA	NA	NA
2(D)	Scanned Copy of General Information about Member-3 <i>are to be uploaded</i> as per the prescribed format in Bid Form 2(b); Evidence of incorporation.	NA	NA	NA
3 (A)	Scanned Copy of Undertaking for Construction Experience (to be forwarded on the letterhead of the Applicant/Lead Member of Consortium) as per the prescribed format in Bid Form-3 (A).	YES	Page 12	1
3(B)	Scan Copy of Information for Construction Experience as per the prescribed format in Bid Form-3(B). For Bid Form 3 (B):In case Bid Form 3B consists of more than one page, Registered Project Architect, Statutory Auditor & Authorised Signatory shall sign with seal on all pages.	Yes	Page 13-14	2
4	Information for Financial Eligibility for sole Bidder/Member in case of Consortium certified by statutory auditor/CA as per the prescribed format in Bid Form 4; (Separate forms for each Member in case of	Yes	Bid Form 4 Page 15-16	2



Authorized Signatory
 For: MCA
 (Authorized Signatory)

Yes

S No.	Document / enclosure for submission	Document Uploaded (Yes/No/NA)	Page Nos. (to)	Total No. of Pages
	executed on non-judicial stamp paper of Rs. 100/- and duly notarized as per the prescribed format in Bid Form 8;			
	Whether extract of the charter documents and documents such as Board resolution or equivalent document supporting the authority of the person signing the Power of Attorney has been submitted	(Not Applicable)		
	Power of Attorney executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being executed.	(Not Applicable)		
9	Scanned Copy of Undertaking from Bidder/Member of Consortium for claiming experience from holding/subsidiary on non-judicial stamp paper of Rs. 100/- and duly notarized as per the prescribed format in Bid Form 9, if applicable;	NA	NA	NA
	Power of Attorney executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being executed.	(Not Applicable)		
9A	Scanned Copy of Undertaking from Bidder/Member of Consortium for claiming experience of Partnership firm on nonjudicial stamp paper of Rs. 100/- and duly notarized as per the prescribed format in Bid Form 9A, if applicable;	NA	NA	NA
	Power of Attorney executed and issued outside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being executed.	(Not Applicable)		
10	Scanned Copy of Undertaking from Partnership Firm on non-judicial stamp paper of Rs. 100/- and duly notarized as per the prescribed format in Bid Form 10A, if applicable;	NA	NA	NA
10A	Scanned Copy of Undertaking from holding/subsidiary on non-judicial stamp paper of Rs. 100/- and duly notarized as	NA	NA	NA



Riverfront Condominium Pvt. Ltd.
 Authorized Signatory

S. No.	Document / enclosure for submission	Document Uploaded (Yes/No/NA)	Page Nos. (to)	Total No. of Pages
	<i>per the prescribed format in Bid Form 10, if applicable;</i>			
11	Scanned Copy of Statement of Legal Capacity as per the format prescribed in Bid Form-11 to be uploaded.	YES	151	1
	Signed by Authorized Signatory	Yes		
	On the letterhead of the Bidder	Yes		
	Scanned Copy of Charter/ Registration/ Incorporation/Identity Proof and PAN in case of Individuals	YES	152	1
	<i>UNDERTAKING executed and issued inside the territory of India is to be consularized by the Indian Embassy and notarized in the jurisdiction where the undertaking is being issued</i>	<i>Not Applicable</i>		
12	Information on Conflict of Interest as per Clause 5 of LDHB Part-I.			
13	i) Audited Annual Financial Statement/certified copy of income tax return for the last 03 years.	YES		
	ii) Certificate of incorporation / registration and respective charter documents (in case of individuals self-attested copy of photo identity)	YES		

Note:

1. Bid Form No.1,2,3(A),3(B),4,5,6,7,8,9,9(A),10,10(A),11, 16, 16A & 17, in requisite form, as applicable have to be submitted in original in physical form as detailed in Article 19 of ITB (Part III of Bid Documents)

2. The Bidder (Authorized representative shall submit E-bids online with his digital signatures and the same person shall sign requisite Bid Forms who has digitally signed E-bids.

I/We have read and made ourselves well conversant with the provisions/information's contained in RUDA-Land Development Hand Book Part-I (Regulations for Bids and Lease Agreement) and Part-II (General Conditions of Lease Agreement) and I/We affirm to abide by the same.



SURENDRA KUMAR SINGH
KUMAR SINGH

Digitally Signed

Shri. Hitesh Gopal Singh Pvt. Ltd.
A/c No. 123
Director, Lucknow

BID FORM I: Covering Letter

Bid Document No: RLDA/RFP/CD/27 of 2022 dated-18.04.2022

To,
The Vice Chairman,
Real Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Connecticut Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110002

Subj: - Bid for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gofah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Dear Sir,

1. With reference to your Bid Document dated 18.04.2022, We P S Group Realty Pvt Ltd hereby undertake that We P S Group Realty Pvt Ltd have studied the whole Bid Documents (Non-Variable) "Part-i: Regulation for Bids and Lease Agreement (Amended up to 26.03.2014)" and "Part II: General Conditions of Lease Agreement (Amended upto 26.03.2014)" carefully in addition to all other Bidding Documents, addendums, amendments, etc. and understood their contents.

We P S Group Realty Pvt Ltd hereby unconditionally agree to abide by all provisions, terms and conditions contained therein and hereby submit our Bid for the aforesaid Project for subject Site.

2. Our Bid is unconditional and unqualified.
3. We also agree to keep this offer open for acceptance for prescribed period from the Bid Due Date.
4. We also hereby agree and undertake to abide by all the terms and conditions of the Bid Documents.
5. We acknowledge that the RLDA will be relying on the information provided in the Bid and the documents accompanying the Bid for selection of the Lessee for the aforesaid Project and we certify that all information provided therein is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the Bid are true copies of their respective originals.
6. This statement is made for the express purpose of our selection as Lessee for the aforesaid Project.



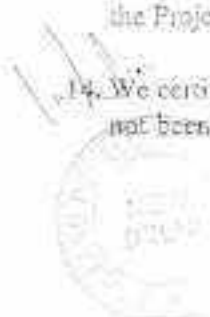
PS GROUP REALTY PVT. LTD.

[Signature]
Director/Authorised Signatory

P.S. Group Realty Pvt. Ltd.

Everfruit Condominium Pvt. Ltd.

7. We shall make available to the RLDA any additional information it may find necessary or require to supplement or authenticate the Bid.
8. We acknowledge the right of the RLDA to reject our Bid without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
9. We certify that in the last three years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitrator/judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.
10. We declare that:
 - a. We have examined and have no reservations to the Bid Documents, including any addendum issued by RLDA; and
 - b. We do not have any conflict of interest, in accordance with the terms/clauses of the Bid Documents that affects the bidding process; and
 - c. We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, in respect of any tender or request for proposal issued by or any agreement entered into with the RLDA or any other Public Sector Enterprise or any Government, Central or State; and
 - d. We hereby certify that we have taken steps to ensure that in conformity with the provisions of The Bid Documents, no person acting for me/us or on my/our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; and
 - e. We hereby certify that we are not otherwise debarred from participating in this Bid by any provision of Applicable Laws; and
 - f. The undertakings given by me/us along with the Proposal in response to the Bid Documents for the Project were true and correct as on the date of making the Proposal and are also true and correct as on the Bid Due Date and We shall continue to abide by them.
11. We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Bid that you may receive nor to invite the Bidders to Bid for the Project, without incurring any liability to the Bidders.
12. We believe that we satisfy(ies) the Financial Eligibility specified in the Bid Documents and undertake to satisfy Construction Experience within 105 days of issue of LOA.
13. We declare that we are not a Member of any other Bidders/consortium submitting a Bid for the Project.
14. We certify that in regard to matters other than security and integrity of the country, We have not been convicted by a court of law or indicted or adverse orders passed by a regulatory



PS GROUP REALTY PVT. LTD.
[Handwritten Signature]

PS Group Realty Pvt. Ltd. DIRECTOR/CHAIRMAN/SECRETARY

authority, which could cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community nor is there any such investigation pending against us.

15. We further certify that in regard to matters relating to security and integrity of the country, We have not been charge sheeted by any agency of the Government or convicted by a court of law for any offence committed by us or by any of our associates nor is there any such investigation pending against us.
16. We further certify that no investigation by a regulatory authority or security agency relating to security and integrity of the country is pending either against us or against our associates or against our Chief Executive Officer (CEO) / Chief Financial Officer (CFO) or any of our directors/ managers/ employees etc.
17. We undertake that in case due to any change in facts or circumstances during the bidding process, the provisions of disqualification in terms of the guidelines referred to above, are attracted in our case, we shall intimate RLDA of the same immediately.
18. In the event of our being declared as the Selected Bidder, We agree to incorporate Special Purpose Company under the Indian Companies Act, 2013 within the time specified in Bid Documents for execution of the Lease Agreement.
19. We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by RLDA in connection with the selection of the Bidder, or in connection with the Bidding Process itself, in respect of the abovementioned Project and the terms and implementation thereof.
20. In the event of our being declared as the Selected Bidder, We agree to enter into a Lease Agreement in accordance with the draft Lease Agreement has been provided to us. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.
21. We have studied all the Bidding Documents carefully and have also surveyed the Site. We understand that except to the extent as expressly set forth in the Lease Agreement, we shall have no claim, right or title arising out of any documents or information provided to us by the RLDA or in respect of any matter arising out of or relating to the Bidding Process including the award of Lease.
22. Bid Security of Rs.13 Crore (Rupees One Crore Thirteen Lacs only) has been paid online in accordance with the Bid Documents. We understand that the full value of the Bid Security shall stand forfeited in case We fail to fulfill the requirements laid down in the bid Documents for the purpose.
23. We also understand that the full value of Bid Security shall be forfeited in case We fail to fulfill the requirements laid down in the Bid document for the purpose.



PS Group Realty Pvt. Ltd.

PS GROUP REALTY PVT. LTD.
[Handwritten Signature]
 Director/Authorized Signatory

24. Our Financial Proposal is enclosed in Bid Form-12 in online submission only. The Lease Premium has been quoted by us after taking into consideration all the terms and conditions stated in the Bidding Documents, our own estimates of costs and after a careful assessment of the Site and all the conditions that may affect the Project Cost and implementation of the Project.
25. We agree and understand that the Bid is subject to the provisions of the Bid Documents. In no case, we shall have any claim or right of whatsoever nature if the Project / Lease is not awarded to us or our Bid is not opened or rejected.
26. We declare that the information stated above and in the aforementioned attachments is complete and absolutely correct and any error or omission therein, accidental otherwise, will be sufficient for RLDA to reject our Bid and forfeit the Bid Security.
27. We have examined the relevant papers for the Site available with RLDA such as land plan and property card before submission of the Bid. Any sub-divisioning of the Site, if required, has to be done by us at our own cost. RLDA shall not be held responsible for any delay on account of any shortcoming in land plan, property card and sub-division and no demand for any compensation shall be raised against RLDA on this account.
28. We agree and undertake to be jointly and severally liable for all the obligations of the Lessee under the Lease Agreement.
29. We or any of the Directors of our company or any of our employee have not retired as Gazetted Officer within 2 years of the date of submission of the bid and/or taken permission from the President of India for taking employment under me/us, becoming partner, Director in my/our company or taking this contract.

In witness thereof, we submit this Bid under and in accordance with the terms of the Bid Documents.

Yours faithfully,
 Date: 03rd August 2022
 Place: Kolkata
 Seal of the Bidder



PS GROUP REALTY PVT. LTD.
Surendra Kumar Dugar

Director / Authorized Signatory

(Signature of the Bidder/Authorized Signatory)
 (Surendra Kumar Dugar)
DIRECTOR

- Encl: 1. Checklist of Documents submitted by us
 2. Bid Security Details paid online
 3. Other documents as per prescribed formats.



PS GROUP REALTY PVT. LTD.
Surendra Kumar Dugar
 Director / Authorized Signatory



ICICI Bank Advice Receipt
8/16/22 6:27 PM

Transaction Details

Account Number: 000605035891

Transaction Date: 16-08-2022 00:00:00

Transaction Amount: INR 1,13,00,059.00

Debit/Credit: Debit

Cheque Number: -NIL-

Transaction Description: RTGS/ICICR220220816000
11953/INDB0000008/RLDA
INDUSIND BANK A C

Transaction ID: VB4879625

Transaction Remarks: -

Transaction Balance: INR 3,03,36,74,784E7

Note: This is an electronically generated receipt and
does not need any signature.



Electronic Generated Receipt
Branch: Anandpur
5

BID FORM 2: General Information about the Bidder

Bid Document No: RLDA/RFP/CD/27 of 2022, dated 18/04/2022

Name of Project: "Grant of Lease for Commercial Development on Railway Land parcel, admeasuring 17.41 Acres (70,456 Sqm) at Salt Golan, on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

1. **Full Name of the Bidder:** P S GROUP REALTY PRIVATE LIMITED
2. **Bidder's Constitution:** PRIVATE LIMITED COMPANY
3. **Bidder's Registered Office and Place of Business and branch office(s) in India, if any, or Residence:** 1002 EM Bypass, Front Block, Kolkata-700105, West Bengal
4. **Bidder's Telephone No.:** 033-67676700
Fax No.: NA
E-mail address: surendra@psgroup.in
5. **Name & Address of Directors of the Company:**

Name	Residential Address	Office Address	Telephone	Email ID	Business engaged in
Surendra Kumar Dugar	52/47 Ballygunge Circular Road, Kolkata-700019	1002 EM Bypass, Front Block, Kolkata-700105, West Bengal	033-67676700	surendra@psgroup.in	Real Estate Activities
Pradip Kumar Chopra	25 Palit Street, Kolkata-700019			chopra_pradip@yahoo.co.in	
Gautav Dugar	1B Dover Road, Kolkata-700019			gautav@psgroup.in	
Prashant Chopra	INIA, D/2, Mattheswaraha Road, Kolkata-700046			prashant@psgroup.in	
Anur Kumar Sancheti	268 Camar Street, Nookamh Building, Kolkata-700016			anur@psgroup.in	
Ravi Kumar Dugar	52/47 Ballygunge Circular Road, Kolkata-700019			ravi@psgroup.in	

6. **Profile of the Bidder** giving details of current activities, background of promoters and management structure including evidence of incorporation and proposed role and responsibilities in this Project, brief description of its main lines of business, details of current activities; **Country of incorporation: AS per Annexure A**

PS GROUP REALTY PVT. LTD.

Director/Authorised Signatory

PS Group Realty Pvt. Ltd.

7. Details of individual(s) who will serve as the point of contact/communication for the RLDA

- (a) Name: ARUN KUMAR SANCHETI
- (b) Designation: DIRECTOR
- (c) Company: P S Group Realty Pvt Ltd
- (d) Address: 26B Camac Street, Neelkanth Building, Kolkata-700016
- (e) Telephone No. 9830034564
- (f) E-mail Address: arun@psgroup.in
- (g) Fax No: NA

8. Particulars of the Authorized Signatory of the Bidder, if any

- (a) Name: Surendra Kumar Dagar
- (b) Designation: Director
- (c) Address: 52/4/1 Ballygunge Circular Road, Kolkata-700019
- (d) Phone Number: 9831176210
- (e) Fax Number: NA
- (f) E-Mail Address: surendra@psgroup.in

9. Particulars of the bank details where Bid Security/ Performance Security/ any other payable etc. may be refunded:

Name of Account Holder	P S Group Realty Pvt Ltd
Bank Account No.	000605033490
Type of Account: Current/Saving/etc.	Current
Name of Bank	ICICI Bank
IFSC Code	ICIC0000006
Branch Address	R.N. Mukherjee Road Branch



PS GROUP REALTY PVT. LTD.
Surendra Kumar Dagar
 Director/Authorized Signatory
 P S Group Realty Pvt Ltd
Arun Kumar Sancheti
 Director/Authorized Signatory

P S Group Realty Pvt. Ltd.

Profile of the Bidder

1. GROUP PROFILE

The journey of PS Group has begun about 3 decades ago with a vision of Sri Pradip Kumar Chopra and Sri Surendra Kumar Dugar, who are the promoter directors of the company. P S Group Realty Private Limited (PSGRPL) is the Flagship company of the Group. The operational sites of this group are located in Kolkata, Chennai, Coimbatore and Patna and resolutions of exploring pan India market and be one of the national leaders in the industry.

The group has already completed over 155 projects having area of more than 12 lakhs Sq. Mtr. across Kolkata and other parts of India and more than 7.5 Lakhs Sq. Mtr. of ongoing construction is in place. The external credit rating of PSGRPL is A- by CARE.

2. ABOUT THE COMPANY:

Name of the Company	P S Group Realty Private Limited
Constitution	Private Limited Company
Date of Incorporation	02 nd August, 1988
CIN	U65922WB1988PTC044915
PAN	AABCP5390E
GST	19AABCP5390E1ZC
Country of Incorporation	India
Registered Office	1002, E M BYPASS, FRONT BLOCK, KOLKATA - 700105
Line of Activity	Real Estate Developer
Directors	1. Shri Pradip Kumar Chopra 2. Shri Surendra Kumar Dugar 3. Shri Arun Kumar Sanyal 4. Shri Prashant Chopra 5. Shri Gaurav Dugar 6. Shri Ravi Kumar Dugar
External Credit Rating	A- by CARE



PS GROUP REALTY PVT. LTD.

Director (Authorized Signatory)

P S Group Realty Pvt. Ltd.

Promotor's/Director's

S. I	Name of director/ Promoters	Experience	Designation & Role in the Company	Date of Birth
1	Mr. Surendra Kumar Dagar	Under his leadership, the Group has completed over 135 major projects, received over 25 national and regional awards in the past 3 years along with 30 projects under development. At the helm of finance and new business acquisition, steering the organization towards an impeccable legacy of growth and development. A pillar of humility, honesty, integrity, empathy. An animal lover, Painter, with a special place in his heart for helping the handicapped and specially abled people.	DIRECTOR	01/11/60
2	Mr. Pradip Kumar Chopra	The ring bearer with an uncanny ability to inspire and empower. Former Governing Board Member - CREDAL, Founder & Regional Chairman - Export Promotion Council for EOUs and SEZs, Founder of educational institution - ILEAD, Former President - Fala Chamber of Commerce, Former Honorary Secretary - Indian Plastic Federation, Chairman - Women IIT (Industrial Training Institute) and IIT for physically challenged boys and girls, Former Board Member - Jain Vishwabharti University, Guest Faculty at reputed management institutes across the nation, Author of several books on Real Estate, self development, relationships and more. Writer for national dailies from The Times of India to The Hindu.	DIRECTOR	02/11/53
3	Mr. Anil Kumar Sancheti	Well connected with people of like mindedness and of authority. With a 22 years of stint in Real estate with the Group, he is no less than a veteran in the field. From construction, clearance projects, quality, safety and welfare in government endorsed projects - he is the backbone behind all. A graduate with BCom from Bhawanipore College, Kolkata, he is very religious at heart and try aiding to people in need, which reflects his humble and amiable nature. Music keeps him going. Very enthusiastic about cricket and badminton.	DIRECTOR	24/11/1969
4	Mr. Prashant Chopra	The force behind PS Group's South India operations since 2003. His expertise in operations and marketing has been instrumental at Grand Mall, Chennai's first, spanning 3.3 lac sq.ft. PMBA from SP Jain Institute of Management and Research, Mumbai.	CHAIRMAN & DIRECTOR	29/05/1980



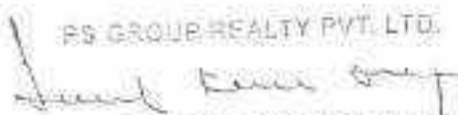
PS GROUP REALTY PVT. LTD.

Prashant Chopra
Director (South India Operations)

PS Group Realty Pvt. Ltd.

5	Mr. Gaurav Dogar	Modernising, restructuring and spearheading the Group's planning, purchase, contracts, budgeting and Design and development of all projects. Labour Welfare Program for the organisation's work force. Sales strategy and marketing for the spectrum of projects. London School of Economics. EMBA from SP Jain Institute of Management and Research, Mumbai.	MANAGING DIRECTOR	16/01/1985
6	Mr. Ravi Kumar Dogar	A native of the Group who has risen to the ranks. Starting at the root with construction. Gradually spearheading purchase, post sales dealings with customers and landlords, design, development, accounts, handovers, as well as IT. Propelling the Group with innovation at the core of everything we do.	DIRECTOR	24/08/1981

PS GROUP REALTY PVT. LTD.



Director / Authorized Signatory




Director / Authorized Signatory

Certificate of Incorporation Consequent upon conversion to Private Limited Company



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar of Companies, Kolkata
Nizam Palace, 2nd MSC Building 2nd Floor, Kolkata, West Bengal, India, 700020.

Corporate Identity Number: LHC522WB51938PT0044815

Re: Certificate of Incorporation Consequent upon Conversion from Public Company to Private Company

IN THE MATTER OF P S GROUP REALTY LIMITED

I hereby certify that P S GROUP REALTY LIMITED which was originally incorporated on Second day of August One thousand nine hundred eighty-eight under the Companies Act, 1956 as P S HOUSING FINANCE LTD and upon an intimation made for conversion into Private Limited Company under Section 18 of the Companies Act, 2013, and approval of Central Government signified in writing having been accorded thereto by the RoC - Kolkata vide SRN G57284184 dated 24.10.2017, the name of the said company is this day changed to P S GROUP REALTY PRIVATE LIMITED.

Given under my hand at Kolkata this Twenty fourth day of October Two thousand seventeen.



K G JOSEPH JACKSON

Registrar of Companies

RoC - Kolkata

Mailing Address as per record available in Registrar of Companies office:

P S GROUP REALTY PRIVATE LIMITED
83, TOPSIA ROAD SOUTH, KOLKATA, West Bengal, India, 700046.

P S GROUP REALTY PVT. LTD.

Company Secretary

Company Secretary

Signature



Signature

Signature

Undertaking for Construction Experience

Ref. Tender No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022

Name of Project: "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Date: 01/08/2022

To,
The Vice Chairman
Rail Land Development Authority,
Unit No. 702-B, 7th Floor, Kailash Colony Tower-2,
DMRC Building, Ajmeri Gate, New Delhi-110002

Dear Sir,

We refer to the Request for Proposal dated 18.04.2022 including any amendment/addendum issued thereto (collectively referred to as the "RFP") issued by the Authority in connection with the captioned Project.

We, in response to the RFP, have submitted our Application Construction Experience Criteria set out in Clause 4.0 (C) of the Instruction to Bidders (Part III of Bid Documents), hereby agree, confirm and undertake to the Authority that in the event of our Bid being accepted by the Authority and the Project being awarded to us, we shall, forthwith and in any case not later than the prescribed period of 105 days, demonstrate and fulfill the Construction Experience as outlined in Clause 4.0 (C) of the Instruction to Bidders (Part III of Bid Documents), for undertaking and performing the necessary construction works in connection with the Project in accordance with the provisions of RFP Documents either:

- (i) Ourselves as the Applicant/Bidder/through Associates, or
- (ii) entering into a suitable legally binding agreement, with prior approval of the Authority, with an entity who fulfills the afore-mentioned Construction Experience and is allowed to do business in India as per Applicable Laws and such agreement(s) shall be in conformity with the provisions of the RFP Documents.

In the event we are unable to secure and furnish to the Authority on or before the prescribed period, in the form and manner satisfactory to the Authority, suitable legally binding agreement as above for undertaking and performing the necessary obligations, the Authority shall be entitled in its sole and absolute discretion and without any reference to us, take such action against us as suitable, including cancellation of the LOA and appropriate the Bid Security, and impose the Liquidated Damages, as it may deem fit. And we agree that any decision of the Authority in this regard shall be final and binding on us.

All capitalized forms used herein unless specifically defined shall have the meaning as ascribed under the RFP.

Yours faithfully,

PS GROUP REALTY PVT. LTD.

Director/Authorised Signatory

(Name and seal of Applicant/Lead Member) & Designation: Surendra Kumar Dugar (Director of P S Group Realty Pvt.Ltd.)

Date: 01/08/2022

Place: Kolkata

P S Group Realty Pvt. Ltd.

BID FORM 3 (B)

Information for Construction Experience

Tender No: -RLDA/RFP/CD/27 of 2022, dated-18.04.2022

Name of Project: "Grant of Lease for Commercial Development on Railway Land parcel measuring-17.41 Acres (70,456 Sqm) at Salt Lake on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Name of Bidder: P S Group Realty Pvt Ltd

Sl. No.	Name and location of relevant Project	Name of the Client/ Owner	Name of Implementing Agency and its relationship with the Bidder with documentary evidence/self	Brief description about the Nature of the Project	Total Built up Area in Sq.M	Date of Completion of Project	Remarks
1	PS IXL Rajarhat, Aghora	P S Group Realty Pvt Ltd	-	Commercial	16070.23	04-Apr-12	NA
2	CAMAC SQUARE 34 Camac Street, Kolkata-700020	P S Group Realty Pvt Ltd	-	Commercial	5253.81	28-Jun-12	NA
3	PS KALYAN 59 Turf Road, Kolkata	P S Group Realty Pvt Ltd	-	Residential	1114.83	17-Dec-12	NA
4	IMPERIAL MANSION 128 Sarat Bose Road, Kolkata -700020	P S Group Realty Pvt Ltd	-	Residential	2287.63	04-Feb-13	NA
5	PS PRMIERA 1B Doodar Street, Kolkata - 700019	P S Group Realty Pvt Ltd	-	Residential	4923.82	28-Mar-13	NA
6	2B DOVER ROAD 2B-Dover Road, Kolkata 700019	P S Group Realty Pvt Ltd	-	Residential	1160.26	13-Apr-13	NA
7	PS PACE 1/1A Mahendra Roy Lane, Kolkata - 46	P S Group Realty Pvt Ltd	-	Commercial	10369.84	17-Apr-13	NA
8	SAMIR 15/1B London Street, Kolkata -700 017	P S Group Realty Pvt Ltd	-	Residential	1197.07	05-Jul-13	NA
9	PS VISTA 16 Jatir Bagchi Road, Kolkata - 20	P S Group Realty Pvt Ltd	-	Residential	1114.83	10-Sep-13	NA
10	PS TULIP 47 Mahanivas Road	P S Group Realty Pvt Ltd	-	Residential	761.80	12-Sep-13	NA
11	PROMENADE 25/1 Rowland Road, Kolkata -700020	P S Group Realty Pvt Ltd	-	Residential	5357.77	22-Aug-14	NA
12	KENDRIA VIHAR, Rajbari, Kolkata Cgewha (Central Government Project)	P S Group Realty Pvt Ltd	-	Residential	52910.07	09-Oct-14	NA
13	PS ARCADIA 4A Camac Street, Kolkata - 700017	P S Group Realty Pvt Ltd	-	Commercial	10141.58	10-Nov-14	NA
14	PS MARVELLA 4 New Tangra Road, Kolkata -46	P S Group Realty Pvt Ltd	-	Commercial	3142.14	02-Mar-15	NA
15	PS PENINSULA 1/1A/2 Mahendra Roy Lane, Tepsia, Kolkata-46	P S Group Realty Pvt Ltd	-	Commercial	4932.18	25-Jun-15	NA
16	PS AVIATOR On Rajarhat Expressway, Near Chinar Park Ring, Kolkata 700136	P S Group Realty Pvt Ltd	-	Commercial	12779.73	05-Jan-16	NA

AGRAWAL & AGRAWAL

Proprietor



P S D & ASSOCIATES

P S GROUP REALTY PVT. LTD.

Director / Authorized Signatory

P S GROUP REALTY PVT LTD

17	PS ASYORIA 12 Rowlor Street, Kol-17	P S Group Realty Pvt Ltd	-	Residential	3260.87	14-May-16	NA
18	5 BRIGHT STREET 5 Bright Street	P S Group Realty Pvt Ltd	-	Residential	2255.02	01-Jan-17	NA
19	PALEM SPUNO 5 B New Tangra Road	P S Group Realty Pvt Ltd	-	Residential	7685.64	03-Mar-17	NA
20	PS ARHAM Joragachi, New Town	P S Group Realty Pvt Ltd	-	Residential	6907.62	12-May-17	NA
21	EQUINOX 2B Misan Lane	P S Group Realty Pvt Ltd	-	Residential	16348.20	27-Jun-17	NA
22	SHRADDHANJALI Sundar Mohan Avenue, Kol-44	P S Group Realty Pvt Ltd	-	Residential	1506.39	04-Sep-17	NA
23	QUBE Rajarhat	P S Group Realty Pvt Ltd	-	Commercial	16354.24	28-Mar-18	NA
24	7 LOUDON STREET 7 Loudon Street	P S Group Realty Pvt Ltd	-	Residential	2135.95	30-Aug-18	NA
25	PRISTINE Nae Bana Road, Kolkata	P S Group Realty Pvt Ltd	-	Residential	1217.58	26-Jul-19	NA
					223279.08		

Certificate by a registered architect:

We, declare that above mentioned project(s) have been fully completed and the project(s) has already been occupied.

AGRAWAL & AGRAWAL

Dated this 30th day of July 2022

J. P. S. Aggarwal
Proprietor

(Name, Signature and seal of the Architect)
JAY PRAKASH BHARAT KUMAR AGARWAL

Certificate by Statutory Auditor of the Bidder or Contracted Entity:

We, in our capacity as the Statutory Auditor of P S Group Realty Pvt Ltd certify that P S Group Realty Pvt Ltd has executed the above-listed projects as owner/ developer/ contractor and/ or through its Holding/ Subsidiary Company/ Entity (as per clause 3 (d) of Part I read with clause 1.5 (ii) of ITB

30 JUL 2022



Basudeb Adhya

Signature of the Statutory Auditor
Company Seal of the Statutory Auditor

UDIN: 22051161ANZ VPO.3327

M.S. NO - 051161

Counter-Signed:

We accept that all details/documents/attachments provided with this Bid Form are complete and absolutely correct and any error or omission therein, accidental or otherwise, will be sufficient for R.I.D.A to reject our Bid and forfeit the Bid Security.

PS GROUP REALTY PVT. LTD.

Jay Prakash Bharat Kumar Aggarwal

(Name & Signature of Authorized Signatory)

In the capacity of Director duly authorized to sign this Bid for and behalf of P S Group Realty Pvt Ltd having its registered office at 1002 EM Bypass, Front Hoek, Kolkata 700055



P B S D & ASSOCIATES

Chartered Accountants

Head Office: Plot No. 1407/9200

DBW Residency, Satya Bihar, NH-16,

Rasulpurh, Bhutanagar, New Delhi-110010

Branch Office: 8F, Lala Lajpat Rai Sarani

3rd Floor

Kolkata-700020

BID FORM-4: Information for Financial Qualification

(For Bidder)

Bid Document No: RLDA/RFP/CD/27 of 2022, dated-18.04.2022

Name of Project: Bid for "Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

- a) Total Gross Turn-Over: The aggregate total/gross turn-over (as defined in Clause 5.3 of ITB) as per the audited annual financial statement* of the last three Financial Years should be presented in the following tabular format (along with the copies of above documents) certified by the Statutory Auditor of the Bidder.

Name of Bidder: P S Group Realty Pvt Ltd

S. No	Head	Total Gross Turn-Over (in Indian Rupees)
1	Financial Year 2018-19	1,57,21,52,403/-
2	Financial Year 2019-20	3,46,89,37,186/-
3	Financial Year 2020-21	3,94,98,84,122/-
4	Sum of Total/Gross Turnover of Three Years	8,99,09,73,711/-
5	Average Annual Total/Gross Turnover (Gross Total *3)	2,99,69,91,137/-

OR

- b) Net worth: Net Worth shall mean (Subscribed and Paid-up Equity Capital (not to include any Share Application Money/Prefeference Share Capital) including Equity/Security Premium+ General Reserves) Less (Revaluation Reserves +Accumulated Losses + Miscellaneous Expenditure not written off + Accrued Liabilities not accounted for - Intangible Assets). It should be presented in the following tabular format (along with the copies of audited annual financial statement of last FY 2020-21 year claimed) certified by the Statutory Auditor of the Bidder or of each Member (in case of a Consortium).



P S GROUP REALTY PVT. LTD.

Director / Authorised Signatory

15

PS Group Realty Pvt. Ltd.

P B S D & ASSOCIATES

Chartered Accountants
Head Office: Plot No. 1407/9200
DGM Residency, Satya Bihari, NH-35,
Rasulpur, Bhubaneswar-751010

Branch Office: BE, Lala Gajpat Rai Sarani
3rd Floor
Kolkata-700020

Calculation of Net Worth for Financial Year: 31 st March 2021	
Particulars	Amount (Rs. in Cr)
Subscribed and Paid up Equity/ Capital (including Equity/Security Premium)	30.26
Add: General Reserves and Surplus in Statement of Profit and Loss Account	319.37
Less: Revaluation Reserves	-
Less: Accumulated Losses	-
Less: Miscellaneous expenditure not written off	-
Less: Accrued liabilities not accounted for	-
Less: Intangible Assets	(0.14)
TOTAL NET WORTH	249.43

*For conversion of other currencies to Indian Rupees the rate of conversion shall be as per the Reserve Bank of India ("RBI") reference rate as on the first day of the month preceding the month of opening of Bid. In case of currencies not indicated under the RBI reference rate, the same shall be converted to US\$ as per IMF reference rate as on the Conversion Date and the amount so derived in US\$ shall be converted into Indian Rupees as per the US\$ RBI reference rate as on the conversion date.

PS GROUP REALTY PVT. LTD.

Director/Authorized Signatory

(Name & Signature of Authorized Signatory)

In the capacity of Director duly authorized to sign this Bid for and P S Group Realty Pvt Ltd having its registered office at 1002 EM Bypass, Front Block, Kolkata-700195

The information given above are true as per the audited annual financial statement of the Bidder/Member. We have signed this Bid Form 4 in our capacity as the Statutory Auditor of P.S.Group Realty Pvt Ltd.

30 JUL 2022



M. S. Prasad
Signature of the Statutory Auditor
Name of the Statutory Auditor
Company Seal of the Statutory Auditor

UBIN: 22051161ANZVCR3983

24/6/2022

Notarial Certificate

(PURSUANT TO SECTION 5 OF THE NOTARIES ACT, 1952)

KNOW ALL MEN BY THESE PRESENTS I, SUKUMAR CHANDRA GHOSH, Advocate & Notary practicing in the Alipore Police Court having my ordinary professional address at Village-Pukhali, P.O.- Daulatpur, P.S.- Maheshtala, District South 24 Parganas within Sub Division- Alipore Sadar, Dist- South 24 Parganas of the state of West Bengal within union of India do hereby declare that the paper writings & documents annexed hereto and collectively marked with the letter 'A' hereinafter called the 'Paper Writings W' as presented before me by the Executant(s).

P.S. Group Realty Pvt Ltd

office at 1002 B M Bypass,
Front Block,
Kolkata - 105.

hereinafter referred to as executant (s) on this the

Two Thousand

01st day of August Twenty Two.

The executant / executant(s) having admitted the "Paper Writings" 'A' in respective hand (s) in the presence of the witness (es) who as such subscribe(s) signature(s) thereon and being satisfied as to the identity of the executant(s) and the said execution of the "Paper Writings 'A'"

Verify, Authenticate And Attest The Execution Of The "Paper Writings 'A'" In The Respective Hand(s) Of The Executant(s)

IN FACT WHERE OF being Required Of A Notary I Have Granted THESE PRESENTS As My NOTARIAL CERTIFICATE To Serve And Avail Of As Needs Or Occasions Shall Or May Arise For The Same.

IN FAITH AND TESTIMONY WHEREOF I, the said Notary, have hereunto set and subscribed my hand and affixed my Notarial Seal of Office on this 01st day of August 2022.

Sukumar Chandra Ghosh
Notary

Govt. Of India, Regn. No.-925/97

Mobile : 94332 37084

: 7003130930

S. C. GHOSH
NOTARY
Govt. Of India
Page No. 225/97

01 AUG 2022

40

Director
149

44



পশ্চিমবঙ্গ সরকার WEST BENGAL

AH 339994



BID FORM 7: Special Power of Attorney for signing of Bid

Bid Document No:-RLDA/RFP/CD/27 of 2022, dated-18.04.2022

I know all men by these presents, We P S Group Realty Pvt Ltd having its registered office at 1002 EM Bypass, Front Block, Kolkata-700105 West-Bengal, do hereby irrevocably constitute, nominate, appoint and authorize Mr. Sohrada Kumar Dugar, son of Late Jhannamal Dugar and presently residing at 52/4/1 Ballygunge Circular Road, Kolkata-700019, who is holding the position of Director in P S Group Realty Pvt Ltd as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our bid for "Bid for Grant of Lease for Commercial Development on Railway Land parcel admeasuring 12.41 Acres (70.456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

Project proposed or being developed by the Rail Land Development Authority ("RLDA") including but not limited to signing and submission of all bids and other documents and witness participating in Bidders' and other conferences and providing information / responses to RLDA, representing us in all matters before RLDA, signing and execution of all contracts including the Lease Agreement and undertakings consequent to acceptance of our bid, and generally dealing with RLDA in all matters in connection with or relating to or arising out of our bid for the said Project and/or upon award thereof up to and/or till the entering into of the Lease Agreement with RLDA.



01 AUG 2022

P S GROUP REALTY PVT. LTD.
Sohrada Kumar Dugar
Director / Authorized Signatory

Director / Condominium PVI, Ltd.
Sohrada Kumar Dugar
Director / Authorized Signatory



23 JUL 2023

9788

Sl. No. Date

SUBJECT: PS GROUP REALTY (P) LTD.

of: PS 002, EM Bypass, Kolkata-700105

Purpose: *red*

Red

Shri. S. S. Srinivasan Das
 Shri. S. Srinivasan Das
 Allpore Police Court
 South 24 P.S., Kola 27

Shri. S. S. Srinivasan Das PVT. LTD.

Handwritten signature



AND we hereby agree to ratify and confirm and I do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, P'S GROUP REALTY PVT LTD THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS 01st DAY OF AUGUST 2022.

FOR P'S Group Realty Pvt Ltd

PS GROUP REALTY PVT. LTD.

Arav Sancheti

Director/Authorized Signatory

(Director)

Name of the Person: Arav Kumar Sancheti

Address: 1002 EM Bypass Front Block, Kolkata-700105

Company Seal

I Accept

PS GROUP REALTY PVT. LTD.

Surendra Kumar Dogra

Director/Authorized Signatory

(Signature of the Attorney)

Surendra Kumar Dogra

Director

52/A/1 Ballygunge Circular Road, Kolkata-700019

I hereby attest and identify the signatures of our Attorney above-named.

PS GROUP REALTY PVT. LTD.

Arav Sancheti

Director/Authorized Signatory

Signature

(Director)

Name of the Person: Arav Kumar Sancheti

Address: 1002 EM Bypass Front Block, Kolkata-700105

Witnesses

1. *Arav Sancheti*

Arav Sancheti

1002 EM Bypass, Kolkata-700105

Signature Attested
in Identification

S. C. Ghosh
S. C. Ghosh, Notary
Alipore Police Court, Kolkata
Reg. No. 52327, Dist. of West

Seal of the Notary

01 AUG 2022

Electronic

Name, Sign and Seal of the Notary



Identified by PS
Group Realty

Push. Dogra
Push. Dogra
1002 EM Bypass, Kolkata-700105

Arav Sancheti
Director/Authorized Signatory

423

THE.....DAY OF.....20.....

Paper Writing 'A'

&

The Relative Notarial
Certificate



Sukumar Ch. Ghosh, Advocate

&

Notary Public



Alipore Police Court, Kolkata-700027



RESIDENCE & CHAMBER :

VILLAGE-PUTKHAL, P. O.-DAULATPUR

P. S.-MAHESHTALA, DIST.-SOUTH 24-PARGANAS

M: 94332 37004, 70031 30930



149

Subramoni Sankaranarayanan P. S. Ltd.

[Handwritten signature]
Attorney at Law

EXTRACTS OF THE MEETING OF THE DIRECTORS OF P S GROUP REALTY PRIVATE LIMITED HELD ON MONDAY 4TH DAY OF JULY, 2022 FROM 11:30 A.M. TO 11:45 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 1002 E M BYPASS FRONT BLOCK KOLKATA WEST BENGAL 700105

"RESOLVED THAT Mr. Surendra Kumar Dugar (DIN: 00424900), Director of the company, son of late Jhansimal Dugar be and is hereby authorized to do all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our bid for "Bid for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years and for signing and submission of all bids and other documents and writings, participating in Bidders' and other conferences and providing information / responses to RLDA, representing us in all matters before RLDA, signing and execution of all contracts including the /Lease Agreement and undertakings consequent to acceptance of our bid, and generally dealing with RLDA in all matters in connection with or relating to or arising out of our bid for the said Project and/or upon award thereof to us and/or till the entering into of the /Lease Agreement with RLDA.

Certified to be True
For P S Group Realty Pvt Ltd

Arun Kumar Sancheti

Arun Kumar Sancheti
Director
Din: 00025153



Surendra Kumar Dugar
Director

BID FORM 11: Statement of Legal Capacity

Bid Document No:-RLDA/RFP/CD/27 of 2022, dated-18.04.2022

Date: 01st August 2022

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
BMRB Building, Anand Gate,
New Delhi-110002

Sub: Bid for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years",

Dear Sir,

We hereby confirm that we (constitution of which has been described in the Bid) are permitted to Bid and execute the Project(s), if selected, as per the object of business of our charter/registration/incorporation documents, satisfy the terms and conditions laid out in the Bid Documents and that we are not otherwise debarred from bidding for this Project(s) by any provision of Applicable Laws.

We have agreed that Surendra Kumar Dugar will act as our Representative and has been duly authorized to submit the Bid Documents. Further, the authorized signatory is vested with requisite power to furnish such letter and authenticate the same.
Thanking you.

Yours faithfully,
For and on behalf of P S Group Realty Pvt Ltd
PS GROUP REALTY PVT. LTD.



Director / Authorized Signatory
Surendra Kumar Dugar
Director



PS Group Realty Pvt. Ltd.


 Director / Authorized Signatory
151

PS Group Realty Pvt. Ltd.

BID FORM 16A: UNDERTAKING FROM BIDDER FOR NOT WINDING-UP AND/OR NOT AMALGAMATION OF THE SPC

Bid No. RLDA/RFP/CD/27 of 2022, dated-18.04.2022

Date: 01st August 2022

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
Unit No. 702-B, 7th Floor, Konnectus Tower,
DMRC Building, Ajmeri Gate,
New Delhi-110002

Subj: - "Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years",

Dear Sir,

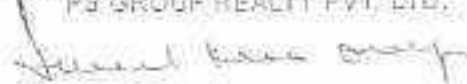
We hereby confirm and undertake that we (constitution of which has been described in the Bid) shall constitute a SPC under the Companies Act, 2013, as per requirement under Clause 8.0 of Part-I of Bid Documents (Regulation for Bids and Lease Agreements) for implementation of the project. We further undertake that the newly constituted SPC for implementation of the Project as mentioned above shall neither be wound-up nor amalgamated with any other company, till the lease agreement with RLDA is in force.

We also hereby agree that in the event of non-compliance of anything stated above, shall be construed as an event of default on the part of Lessee and thus liable for termination of the lease agreement.

Thanking you,

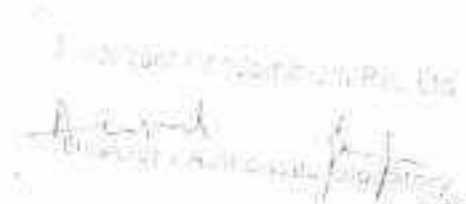
Yours faithfully,

For and on behalf of P S Group Realty Pvt Ltd
PS GROUP REALTY PVT. LTD.



Director/Authorized Signatory

Surendra Kumar Dagar
(Director)

PS Group Realty Pvt. Ltd.

153

Bid No: RLDA/RFP/CD/27 of 2022, dated 18.04.2022

UNDERTAKING along with Article 19 of TEB (Part III of Bid documents)

Date: 01st August 2022

Place: Kolkata

To,
The Vice Chairman,
Rail Land Development Authority (RLDA),
702-B, 7th Floor, Connectus Tower-2,
DMRC Building, Almeri Gate, Delhi-110002

Dear Sir,

Sub: Bid for "Grant of Lease for Commercial Development on Railway Land parcel measuring 17.41 Acres (70,456 Sqm) at Salt Gola on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".

This has reference to the Bid being submitted by P. S. Group Realty Pvt Ltd in respect of the captioned Project in response to the Bid Forms issued by the RLDA dated 18.04.2022.

We hereby confirm and undertake the following:

1. That we have read the Article No 19 of the Bid Documents. The said Article to the Bid Documents is acceptable to us and we are placing Bids after being fully aware of the terms and conditions thereof.
2. That we shall pay Bid Security online on the RLDA E-Bid Portal using E-Payment gateway.
3. That owing to the COVID-19 lockdown/phases of unlockdown, the Bid Form (Original), other Bid Forms, Undertaking, Affidavits and Other supporting Documents are being submitted by us in soft copy, duly signed and stamped by the Bidder, and/or duly signed by the Architect and Statutory Auditor or Chartered Accountant, where required, as per the instructions contained in the Addendum.
4. That we undertake to file all documents as applicable to us in hard copy, complete in all respects, i.e., duly notarised / attested / executed on stamp papers, as required as per Addendum Last Article within 60 days of lifting of lockdown/phases of unlockdown or as called by RLDA failing which, it shall lead RLDA to consider the Bid as withdrawn and forfeit our bid security under clause 12.6 (b) of Part I of bid documents OR cancel the LGA along with forfeiture of bid security or account of lack of earnestness on our part, as the case may be.

In witness thereof, I/we submit this Bid under and in accordance with the terms of the Bid Documents.

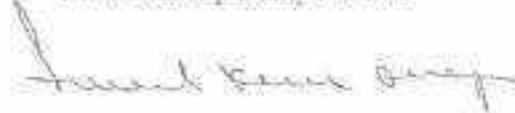
Date: 01st August 2022

Place: Kolkata

Seal of the Bidder

Yours faithfully,

For P S Group Realty Pvt Ltd



P. S. Group Realty Pvt. Ltd.

Srujan Kumar Dugar
154
Director, P. S. Group Realty Pvt. Ltd.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



आयकर लेखा संख्या कार्ड
Income Tax Account Number Card

AABCPS3390E

14 June
P. S. GROUP DEPUTY PRIVATE
LIMITED

File's Copy 21-06-18
Date of Issue 21-06-18
02/06/1988



Principal Cashier
Principal Cashier
Principal Cashier

Government of India
Ministry of Railways
(Railway Board)

No.2019/LML-II/07/03/Pr.(134)

New Delhi, dated 25.07.2019

The Vice Chairman,
Rail Land Development Authority (RLDA),
Near Safdarjung Railway Station,
New Delhi - 110 021.

Subj: Entrustment of site at Salt Golah, Howrah, Eastern Railway (8.83 hectare) for commercial development by RLDA.

In terms of Section 4(D)(2)(ii) of Railways Act, 1989 and Clause 5 of the Rail Land Development Authority (Constitution) Rules, 2007 Ministry of Railways has decided to entrust the site mentioned below to RLDA for commercial development.

S. No.	Name of site	Railway	Area
1.	Salt Golah, Howrah.	ER	8.83 Ha

The Authority is hereby assigned and authorized to discharge the functions as provided in Section 4(D)(2)(ii) of Railways Act, 1989 to exercise powers as provided under Section 4E of the Railways Act, 1989, and Rail Land Development Authority (Constitution) Rules, 2007.

The Authority should take necessary action to collect relevant documents and other details from the concerned Zonal Railway. The Zonal Railway is also requested to extend all co-operations to the Authority in furnishing the relevant documents pertaining to the above mentioned sites.

Kindly acknowledge receipt of this letter.


(Chander Shekhar)
Joint Director/L&A
Railway Board

Copy to:

General Manager, ER w.r.t CPDE's letter No W(6) 336/07RLDA/HWH DIV Sites dated 16.07.2019 for making available all relevant documents to RLDA.

368/m(lw)
2/8/19



Riverside Condominium Pvt. Ltd.

Director of Authorised Agency

w. & deent of sites

BLR/2014/Comm./BR/Sit Goldh. Howrah (EP)/1177(Part-5)

Date: 10.06.2024

Office Order No. 11 of 2024

Sub: Grant of lease for Commercial Development on Railway land parcel admeasuring 17.43 Acres (70,456 sqm) at Sitt Goldh. on the Western Bank of Hooghly River at Howrah (West Bengal) for 99 years

Competent Authority has sanctioned the lease for 99 years (lease term) @ Rs. 1000000/- (Ten Lakhs) per year for the period of Commercial Development on Railway land parcel admeasuring 17.43 Acres (70,456 sqm) at Sitt Goldh. on the Western Bank of Hooghly River at Howrah (West Bengal) for 99 years for the purpose of lease. The lease deed shall be drawn up after the completion of the period of the lease. The lease deed shall be drawn up after the completion of the period of the lease. The lease deed shall be drawn up after the completion of the period of the lease.


(G. M. V. S. Singh)
Manager

All Officers of RDA

(1) Wing for uploading of the RDA website



Advertisent Development Pvt. Ltd.


1488



Date: 29-04-2024
Ref: 0229NDGG00012725

To
THE VICE CHAIRMAN, RAIL LAND DEVELOPMENT AUTHORITY (RLDA)
UNIT NO. 702-B, 1TH FLOOR, KONECTUS TOWER II
EMAL BUILDING, KEMFIS GATE

NEW DELHI
DELHI
INDIA
110002

Sub: Issuance of Bank Guarantee

Dear Sir/Madam,

Please find enclosed Bank Guarantee issued by ICICI Bank Limited ("ICICI Bank") favoring yourself on behalf of RIVERFRONT LUXURY MINIMUM PVT LTD, 1002 EMERALD EXPRESS FRONT BLOCK, KOLKATA, WEST BENGAL, INDIA, 700105 ("Bank Guarantee") with the tenor and claim period as requested by you. For ease of reference the details have been reproduced as below:

Bank Guarantee No. & Date of Issue	Expiry Date	Claim Expiry Date	Currency	Amount of Bank Guarantee
0229NDGG00012725 29-04-2024	28-10-2031	28-10-2031	INR	19,05,00,000.00

We confirm that the officials who have signed the above Bank Guarantee are authorized to sign such documents on behalf of ICICI Bank. You may verify genuineness of the Bank Guarantee by writing to us at bcgconfirmation@icicibank.com for receiving the confirmation over email.

Alternatively, you may also write to the following address to verify the genuineness of the BG:

ICICI Bank Limited, Trade Finance Operations Group
ICICI Bank Towers, Survey No 115027, Tower 3, South Wing, 5th Floor
Plot No. 12, Nanakramguda, Serilingampally, Hyderabad - 500032, Telangana

In the event of invocation, we request you to please ensure compliance with the terms and conditions of the Bank Guarantee in order to ensure timely payment. You are requested to ensure special care/interimity with respect to the following in the invocation/claim text: -

- Bank Guarantee Number
- Expiry/Claim Expiry date
- Claim Amount
- Designated Bank branch for submission of invocation/claim
- Any declaration / certification that may be required as part of the guarantee text.
- Any other requisite document including the original Bank Guarantee.

Please note that ICICI Bank shall not be liable under the Bank Guarantee post expiry of the claim period as requested by you.

Thanking you,

Yours faithfully,

For ICICI Bank Limited
Authorized Signatory



Handwritten signature and notes

ICICI Bank Limited
36 Hemant Basu Sarani,
PS: Hare Street,
Kolkata - 700 001,
West Bengal, India.

Website: www.icicibank.com
CIN: L65190GJ1994PLC021012

432
Principal Office: ICICI Bank Tower, Near Chhatrapati
Shri Chhatra Road, Worli, Mumbai 400 027,
India.
Other Office: ICICI Bank Towers, Bandra K. K.
Complex, Mumbai 400 051, India.

भारत
INDIA NON

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 208639

This stamp paper forms an integral part of
Bank Guarantee 0229NDIX,00012725

Date 29/04/2024

Amount/Short Date NA

For Rs 19,05,00,000.00

Rupees Nineteen crore five

Lakh Only.

Prodyut Sen.



PROVIDENT FUND LTD
14

Director General of Public Works
[Signature]

BANK GUARANTEE
ICICI Bank Limited
(Incorporated in India)



3. We undertake to pay to the RLDA any money so demanded notwithstanding any dispute or disputes raised by the Selected Bidder/ Lessee in any suit or proceeding pending before any court or tribunal relating thereto our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the Selected Bidder/ Lessee shall have no claim against us for making such payment.

4. We ICICI Bank Limited further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said LOA Lease Agreement and that it shall continue to be enforceable till all the dues of the RLDA under or by virtue of the said LOA/Lease Agreement have been fully paid and its claim satisfied or discharged or till RLDA certifies that the terms and conditions of the said LOA/Lease Agreement have been fully and properly carried out by the said Selected Bidder/ Lessee and accordingly discharges the guarantee or till BG expiry date whichever is earlier. Unless a demand or claim under this guarantee is made on us in writing on or before the BG claim expiry date shall be discharged from all liability under this guarantee thereafter.

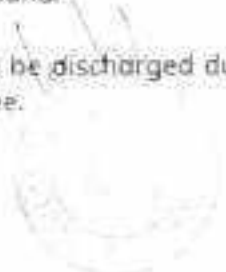
5. We ICICI Bank Limited further agree with the RLDA that the RLDA shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said LOA Lease Agreement or to extend time of performance by the said Selected Bidder/ Lessee from time to time or to postpone for any time or from time to time any of the powers exercisable by the RLDA against the said Selected Bidder/ Lessee and to forbear or enforce any of the terms and conditions relating to the said LOA Lease Agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Selected Bidder/ Lessee or for any forbearance act or omission on the part of the RLDA or any indulgence by the RLDA to the said Selected Bidder/ Lessee or any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

6. The Bank Guarantee Bond shall be a continuing irrevocable obligation. Invocation of this Guarantee Bond by any official of RLDA shall be valid and unquestionable.

7. We ICICI Bank Limited further state that our bank is a nationalized/scheduled bank having a net worth of Rs.1000 crores or more which is a prerequisite as stipulated by RLDA for issue of the said bank guarantee bond.

8. This guarantee will not be discharged due to the change in the constitution of the bank or the Selected Bidder/ Lessee.

Sudhant Das



ICICI BANK LTD.
REGD. OFFICE: FLOOR 13, 309906
M-22

The beneficiary may, in its own interest, verify the genuineness of the bank guarantee by seeking confirmation of its issuance by writing to the email ID bgconfirmation@icicibank.com or to ICICI Bank Limited, Trade Finance Operations Group, ICICI Bank Towers, Survey No.119/27, Tower 3, South Wing, 6th Floor, Plot No. 12, Nanakramguda, Serilingampally, Hyderabad - 500032, Telangana.

Regd. Office: ICICI Bank Ltd., ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Pin code- 390 007, Gujarat
Phone : +91-265-6722286, CIN L65190GJ1994PLC021012

135

Signature
17

BANK GUARANTEE
ICICI Bank Limited
Incorporated in India



9. We ICICI Bank Limited hereby undertake not to revoke this guarantee during its currency except with the previous consent of the RLDA in writing.

10. Any demand by RLDA for encashment of the BG Bond shall be deemed to have been duly served if delivered by handwritten demand, the original BG document when left at ICICI Bank Limited, at Commercial Branch, Technopolis Building, 1st Floor, BP4, Sector V, Salt Lake City, Bidhannagar, North 24 Parganas Dist., Kolkata - 700091, and if given or made by pre-paid registered post, when received and acknowledged by bank at its counters at ICICI Bank Limited, ICICI Bank Ltd, at Commercial Branch, Technopolis Building, 1st Floor, BP4, Sector V, Salt Lake City, Bidhannagar, North 24 Parganas Dist., Kolkata - 700091 within BG claim expiry date i.e. 28.10.2031.

Bank Guarantee Repository System (BGRS) in RLDA-While issuing Bank Guarantee applicant must mention receiver's details as ICICI Bank IFSC ICIC0000007, Branch Connaught Place, New Delhi, at which SFMS FN /60 message shall be sent by issuing Bank through SFMS, to establish the authenticity of issued BG.

The liability of the Bank under this Guarantee shall not exceed Rs. 19,05,00,000/- (Rupees Nineteen Crores Five Lacs only) (the "Guaranteed Amounts").

This Guarantee shall be valid up to 28.10.2031 (the "Expiry Date").

IN WITNESS WHEREOF, THE BANK HAS executed this Guarantee Bond on the 29th day of April 2024 and year first above mentioned through its duly authorized representative.

SEAL OF THE BANK SIGNED, SEALED AND DELIVERED ON BEHALF OF THE BANK BY

SIGNATURE OF AUTHORISED REPRESENTATIVE OF THE BANK

NAME AND DESIGNATION *Soumya HADKE A.M. 134*

ADDRESS OF THE BRANCH

TELEPHONE NO

SIGNATURES OF THE WITNESSES

NAMES OF THE WITNESSES

ADDRESSES OF THE WITNESSES

Pradyut Das



The beneficiary may, in its own interest verify the genuineness of the bank guarantee by seeking confirmation of its issuance by writing to the email ID bgconfirmations@icicibank.com or to ICICI Bank Limited, Trade Finance Operations Group, ICICI Bank Towers, Survey No 115/27, Tower 3, South Wing, 8th Floor, Plot No. 12, Nanakramguda, Serilingampally, Hyderabad - 500032, Telangana.

BUILDING PERMIT



Date: 13-06-2024

From:

The Commissioner
Howrah Municipal Corporation
4, M.G. Road, Howrah- 711 001
Building Permit Number: SWS-OBPAS/1902/2024/0781

To:

Mr. Hirenora Kumar Srivastava
C/O. H. P. SRIVASTAVA, FLAT NO-703, LOT NO-GH-14, TOWER-B, DASNAG, THE JEWEL
OF NOIDA, SECTOR-75, GAUTAM BUDDHA NAGAR, UTTAR PRADESH-201301

Subject: Issue of sanction of erection of the building and issue of Building Permit under Rule 13
of KMC Bldg. Rule- 2009 (as Amended).

Building Particulars:

Premises No	1 ACHARYA TULSI MARG	Holding No	1 ACHARYA TULSI MARG
Street/Cano	ACHARYA TULSI MARG	Serough No	2
Ward	13	Block No	-
Plot No. Khata No	LR-26 TO 42 : 3, LR-181(P), 182 : 183, LR-183, 184(P) : 183, LR-185, 186 : 183, LR-187(P) : 183, LR-190(P) : 183, LR-193(P) : 183, LR-194(P) : 183, LR-198(P) : 183, LR-199(P) : 183, LR-202(P) : 183, LR-100 TO 140 : 72, LR-1 TG 62 : 4, LR-19/63 : 4, LR-60/64 : 4, LR-6/65 : 4, LR-12/66 : 4, LR-1 & 1/34 : 5, LR-9 & 10 : 13, LR-177 TO 180 : 183, LR-181(P) : 183, LR-184(P) : 183, LR-185, 187(P) : 183, LR-190(P) : 183, LR-193(P) : 183, LR-194(P), 195 : 183, LR-196, 197 : 183, LR-198(P) : 183, LR-199(P), 200 : 183, LR-201, 202(P) : 183		
Mouza	GOLABARI		
Police Station	Golabari		

Sir/Madam,

With reference to your application dated 16-05-2024 for the sanction under section 174 & 174B of Howrah Municipal Corporation Act 1900 (as Amended), for erection of the building with particulars mentioned above, this Building Permit is hereby granted, subject to the following

conditions; namely:

1. The Building Permit No. **SWS-OBPAS/1902/2024/0761** is valid up to **12-06-2029**
2. The Building Permit is valid for **Residential** occupancy
3. The following restrictions/special conditions under section 180 D of the Howrah Municipal Corporation Act, 1980 (as Amended) must be noted and observed subject to all of which this permit is being issued:
 - a. Corner splay (if any) is to be provided & is to be demarcated by means of construction of **boundary wall & no construction can be done over this land.**
 - b. Free gifted land (if any) is to be provided & is to be demarcated by means of construction of **boundary wall & no construction can be done over this land.**
 - c. Construction site shall be maintained to prevent mosquito breeding in such manner so that all water collection & particularly lift wells, vats, basement curing sites, open receptacles etc. must be emptied completely **twice a week.**
 - d. Sanctioned Conditionally on undertaking from the owner that if any part of the building to be constructed falls within the alignment of HMC, the same will be demolished by the owner at his/her risk and for this the owner will not claim any compensation from HMC.
 - e. Plan for water connection arrangement SEMI U. G. should be submitted at the Office of the Assistant Engineer of Borough and sanction to be obtained before proceeding with the work of Water Supply. Any deviation may lead to disconnection / demolition.
 - f. No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Assistant Engineer's Office and the sanction obtained before proceeding with the drainage work.
 - g. structural plan and design calculation as submitted by the structural engineer have been kept with BP No. **SWS-OBPAS/1902/2024/0761** Date **13-06-2024** for record of the Howrah Municipal Corporation with our verification. No deviation from the submitted structural plan should be made at the time of erecting without submitting fresh structural plan along with design calculation and stability



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certificate in its presented form, necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of Human life during construction. Design of all structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.

- h. Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.
 - i. Before starting any Construction the site must conform with the plan sanctioned and all the conditions as proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to the above conditions.
 - j. The Building Materials necessary for construction should conform to standard specified in the National Building Code of India.
 - k. Without notice of Commencement of Erection/ Re-Erection as per Section 22 KMC Building 2009 fresh Application for Sanction will be required.
 - l. Without Notice for completion of work upto plinth level as per Rule 24(1) & Schedule X of KMC Building rule 2009, fresh Application for Sanction will be required.
 - m. The owner shall keep at the site one set of plans & specifications and any provisions thereof along with the building permit and copies of reports & records of the tests of any material and/or works, if conducted and shall also exhibit at a conspicuous place premises no., the name of the engaged technical personnel, AM & date of the building permit including the detail of display overboard (Size: More or less 1800mmx1200mm) is shown as per annexed plan. Board should be hung at site from date of sanction till end of construction.
4. The following conditions regarding use of inflammable materials must be noted and observed, subject to all of which this permit is being issued (180 F)-
- a. No inflammable materials can be stacked, except with the exclusive requisite permission of the concerned Authority.
 - b. Recommendation (if any) from W.B.P. & E.S. Dept. is to be followed.
5. The following further conditions must be noted and observed, subject to all of which this

permit is being issued:

- a. Before starting any construction, the site must conform with the plan sanctioned and all the conditions, as proposed in the plan, should be fulfilled.
 - b. The validity of the written permission to execute the work is subject to above conditions.
 - c. Attention is also drawn to Rule no. 28, 29 & 30 regarding completion, partial completion & Block wise completion certificate of the building/structure.
6. Obtaining Partial Completion Certificate / Completion Certificate & obtaining Occupancy certificate is a must
7. The Building work for which this Building Permit is issued shall be completed within the sanctioned period.
8. The construction will be undertaken as per sanctioned plan only and no deviation from the Kolkata Municipal Corporation Building Rules 2009, as extended to HMC (mutatis mutandis) will be permitted. Any deviation from the rules in the construction/work is liable to be demolished and the supervising Architect / License Building Surveyor/other technical personnel engaged for the job will run the risk of having his license cancelled.

Note: - The work should not be commenced without obtaining EC from SEIAA & NOC from WBPCB.



Yours faithfully,

Sunil Kumar Mukhopadhyay

Assistant Engineer

Signature Not Verified

Digitally signed by Sunil Kumar Mukhopadhyay

(Signature of the Assistant Engineer in charge of the Office of the Assistant Engineer (Powers have been delegated)



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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL41355981548914V
Certificate Issue Date	: 26-Jul-2023 03:15 PM
Account Reference	: IMPACC (WV) 0979703/ DELHI DL-DUH
Unique Doc. Reference	: SUBIN-DL41355981548914V
Purchased by	: P. S. GROUP REALTY PVT LTD
Description of Document	: Article 5- General Agreement
Property Description	: Not Applicable
Consideration (Rs.)	: 0 (Zero)
First Party	: P. S. GROUP REALTY PVT LTD
Second Party	: RLDA
Stamp Duty Paid By	: P. S. GROUP REALTY PVT LTD
Stamp Duty Amount (Rs.)	: 100 (One Hundred only)



Undertaking (C) from Selected Bidder



To
 The Vice Chairman
 Rail Land Development Authority
 Unit No. 702-B, 7th Floor, Konnectus Tower-2
 DMRC Building, Ameri Gate, Delhi-110002

Sub: Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456Sqm) at Salt Golah on the Western bank of Hooghly River in Hawrah (West Bengal) for 99 years Submission of Building Plans reg.

Ref: LoA No. RLDA/2018/Coml.BD/Salt Golah, Howrah (ER) 1147 dated 14.10.2022.

* I Anon Kumar Sanchehi, authorized signatory of M/s P.S.Group Realty Pvt. Ltd., 1002 EM Bypass,

Sl.No. 1
 2
 3
 4

This e-Stamp Certificate should be verified at www.rrcstamp.com or any e-Stamp Vendor App of Stock Exchanges in the details on the Certificate and available on the website www.rrcstamp.com under the heading 'e-Stamp'.

In case of any discrepancy please inform the Corporation Authority.

442

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The e-Stamp Certificate is valid only if it is verified at the website www.rrcstamp.com or any e-Stamp Vendor App of Stock Exchanges in the details on the Certificate and available on the website www.rrcstamp.com under the heading 'e-Stamp'. In case of any discrepancy please inform the Corporation Authority.

Kolkata-700022) I hereby undertake and affirm that if RDA agrees our request to submit the Building Plan in the light of the existing State Laws and Bylaws and the Building Plan Development plans approvals obtained by RDA from MPC and/or any other statutory authority along with all the conditions of these approvals, affidavits and undertakings for the said site, shall be completely binding on the Selected Bidder and/or Lessee at the said site and he shall be fully responsible for their full compliance at all times along with all prevailing norms. If at any stage any non-compliance is detected or any liability arises during the course of construction till completion of the project including defect liability period till the time those approvals are valid, the Selected Bidder shall be solely responsible and shall keep RDA harmless and will indemnify RDA of any penalty or any resultant liability.

This undertaking is being submitted with free consent.

Date: 24/11/23
Name: Datta

16/16-2023-2024-2025-2026
24/11/23
Official Authority Signature

FOR DEVELOPER

[Signature]
P V Group Realty Pvt. Ltd.
1007 FM Bypass
Kolkata-700015
Email: pvgr@rediffmail.com

ATTESTED

[Signature]

24/11/2023

[Signature]

[Signature]

PS ROUP

03.02.2023

To,
Mr Anjan Kumar
Member Projects
Rail Land Development Authority
Unit no 702, 3rd Floor,
Korncorpus Tower II,
DMRC Building, Amrit, Gate,
New Delhi-110002

Sub: Submission of documents

Ref: Grant of lease for Commercial Development of Railway Land parcel
admeasuring 17.47 acres at Salt Gola on the western bank of Hooghly River in
Howrah (WB) for 99 years.

Respected Sir,

This is for your kind information and records that a new Bank Account has been
opened in the name of Riverfront Condominium Pvt. Ltd. details as follows

Name of the Beneficiary: Riverfront Condominium Pvt Ltd.
Bank Account Number: 000605037962
Name of the Bank: ICICI Bank
Address of the Bank: P. N. Mukherjee Road
IFSC Code: ICIC0000006

Also, please find enclosed MOA, AOA, COI, PAN, TAN, Trade License, P. Tax,
Master data and cancelled cheque for your perusal.

Thanking you,
Yours Sincerely,
For: **PS GROUP REALTY PVT. LTD.**

(DIRECTOR)

Enclosed: AOA, MOA, COI, PAN, TAN, Trade License, P. Tax, Master Data and
Cancelled cheque



PS Group Realty Pvt. Ltd.

Handwritten signature and name of the Director.

ICICI Bank, Mumbai, India. Website: www.icicibank.com. Call: 1800 121 2345. Email: www.icicibank.com

PS GROUP

No. RLDA/2018/Coml./80/Salt Golah, Howrah (ER)/1147 (Part-3)

18.03.2024

CPM- KOLKATA
 Rail Land Development Authority
 Unit No. 702-B, 7th Floor
 Konnects Tower-II
 DMRC Building, Ajmeri Gate
 New Delhi 110022

Sub: UNDERTAKING for Residential Cum Commercial Development on Railway Land at 1 Acharya Tulsi Marg, (earlier known as Salkia School Road) Howrah- 711101, Ward No.- 13 of Mouza Golabari, PS- Golabari, J.L. No- 1, District- Howrah, P.O.- Howrah, Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal),

Ref: Escrow facility in terms of Clause 17 of Part III (Instruction to Bidder and Bid Forms of RLDA LDHS)

Dear Sir,

We hereby undertake and affirm that we shall abide by all terms as mentioned in clause 17 of Part III (Instruction to Bidder and Bid Forms of RLDA LDHS) and wish to adopt Escrow facility in accordance with Clause 17 of Part III of the Bid documents.

Thanking you,

For PS GROUP REALTY PVT.LTD.

(DIRECTOR)



Handwritten signature and text: "I hereby confirm that the above mentioned terms and conditions are accepted and agreed to by the undersigned." followed by a signature.

PS Group Realty Pvt. Ltd.

FIFTH
NOTES

Rs. 50

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

INDEMNITY BOND FOR GST LIABILITY

The deed of indemnity executed on 13.03.2024 at Kolkata by RIVERFRONT CONDOMINIUM PRIVATE LIMITED having its registered office at 1002, F.M Bypass Front Block, Kolkata - 700 105 through Mr. Arun Kumar Sanchoy as the Director herein called as Developer referred to as the indemnifier, the expression which shall unless repugnant to the context or meaning thereof include its administrators, successors, representative and assigns in favour of RAIL LAND DEVELOPMENT AUTHORITY (RLDA) a statutory authority under Ministry of Railways, constituted under an amendment to the Railways Act, 1989 having office Unit No. 7025, 20 Floor, Connector Tower A, BCTO Building, Airport Gate, New Delhi - 110004, herein referred to as the 'indemnified', the expression shall, unless repugnant to the context or meaning thereof include its administrators, successors, representative and assigns.



Riverfront Condominium Pvt. Ltd.
[Signature]
Director

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WHEREAS, RLDA the concerned agency has sought lease for commercial/residential development of Railway Land as the indemnifier by way of Letter of Appointment (LOA) (Details of LOA being furnished as Annexure) on terms and conditions mutually agreed to by and between RLDA and the INDENTOR DEVELOPMENTS PVT. LTD.

WHEREAS, clause of LOA mentioned (LOA) provides for the payment of all the taxes including but not limited to Goods and Services Tax (GST) on Lease Premium, if applicable, further the indemnifier, i.e. DEVELOPER has claimed that no GST is applicable on Lease Premium.

NOW THEREFORE, the indemnifier, i.e. the Developer hereby irrevocably agrees to indemnify the indemnified, i.e. RLDA in the event of any penalty, interest or any demand of GST from concerned Authority and authorized RLDA to pay such amounts from the money of indemnifier available with RLDA which the indemnifier will incur within fifteen (15) days of getting notice from RLDA without any fail.

PLACE: NOIKATA

DATE: 28.05.2024



INDENTOR DEVELOPMENTS PVT. LTD.
[Signature]
DIRECTOR, NEW DELHI DEVELOPMENT CORPORATION

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

১৩/০৫/২০২০

১৩/০৫/২০২০
পশ্চিমবঙ্গ

POWER OF ATTORNEY
NOTARY

KNOW ALL MEN BY THIS POWER OF ATTORNEY: by RIVERFRONT CONDOMINIUM PRIVATE LIMITED having its registered office at 1002, ENI Bypass, Front Block, Kolkata - 700 105 through Mr. Arun Kumar Sancheti as the Director; herein called as Developer; (hereinafter called the Company/Selected Bidder) as to enter into Lease Agreement with RAIL LAND DEVELOPMENT AUTHORITY in connection with or incidental to submission of our "Bid for Grant of Lease for Residential Development of approx. 20.62 acres (more or less) of Railway Land at Lakhya, Talsi Marg, Ward no -13, Howrah of Muzra - Gelsbari



444

RIVERFRONT Condominium Pvt. Ltd.


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is hereby approved this 15th day of March 2024 by Mr. Anil Kumar Sankheta
and Mr. George Dugan, members of the Board of Directors, the date being 15th
March 2024, in presence of

Accepted
Riverfront Condominium Pvt. Ltd.
[Signature]
Director

Riverfront Condominium Pvt. Ltd.
[Signature]
Director

Riverfront Condominium Pvt. Ltd.
[Signature]
Authorized Signatory

15

15 MARCH 2024



Riverfront Condominium Pvt. Ltd.
[Signature]
Authorized Signatory

RIVERFRONT CONDOMINIUM PRIVATE LIMITED

1002 E.M.Bypass Front Block Kolkata - 700105 West Bengal

CIN: U70100WB82022PTC250553

E-mail: es@riverfront.in

Phone No: 933-67676700

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF RIVERFRONT CONDOMINIUM PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT 1002 E.M.BYPASS FRONT BLOCK KOLKATA - 700105 ON MONDAY, 11TH DAY OF MARCH, 2024, FROM 02.30 P.M. TO 02.45 P.M.

"RESOLVED THAT Mr. Arun Kumar Sancheel (DIN: 00025453), Director of the Company and Mr. Hari Kumar Dugar (DIN: 00154925), working for the gain of 1002 E.M. Bypass Front Block Kolkata-700105 be and are hereby authorized to do all acts, deeds and things as are necessary or required in connection with or incidental to, Grant of Lease for Commercial Development' on Railway Land parcel admeasuring 17.45 Acres (70,456 Sqm) at Salt Gudah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years and for signing documents and writings, and other conferences and providing information regarding to RLDA, representing in all matters before RLDA, signing and execution of all contracts including the Lease Agreement and generally dealing with RLDA in all matters in connection with or relating to the said Project and/or upon and/or thereafter and/or till the insuring into of the Lease Agreement with RLDA."

Certified True Copy

For Riverfront Condominium Private Limited

For Riverfront Condominium Private Limited

Arun Kumar Sancheel
Director
DIN: 00025453

Hari Kumar Dugar
Director
DIN: 00154925



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समाचार विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAURAV DUGAR

SURENDRA KUMAR DUGAR

16/01/1985

Permanent Account Number

AGRPD3020C


Signature



AGRPD3020C



भारत सरकार
आयकर विभाग
16/01/1985

आयकर विभाग
INCOME TAX DEPARTMENT

ARUN KUMAR SANCHETI
SUMERMAL C. SANCHETI

24/11/1968

AKOPS4951L

Arun Kumar Sancheti

भारत सरकार
GOVT OF INDIA



भारत सरकार
Arun Kumar Sancheti
Sumermal C. Sancheti



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

(Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014)

I hereby certify that RIVERFRONT CONDOMINIUM PRIVATE LIMITED is incorporated on this Twenty ninth day of December Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70100WB2022PTC259372.

The Permanent Account Number (PAN) of the company is AAMCR4148B.

The Tax Deduction and Collection Account Number (TAN) of the company is CALR21575B.

Given under my hand at Mumbai this Twenty ninth day of December Two thousand twenty-two.



Digital Signature Certificate
KANUL HARJANI

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre


Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in.

Mailing Address as per record available in Registrar of Companies office:

RIVERFRONT CONDOMINIUM PRIVATE LIMITED
102 EMLBYPASS, FRONT BLOCK, KOLKATA, Kolkata, West Bengal,
India, 700105

Issued by the Income Tax Department



Riverfront Condominium Pvt. Ltd.

Director



Government of India
Form GST REG-06
(See Rule 10(1))

Registration Certificate

Registration Number: 19AA3MCR443R1ZE

1.	Legal Name	RIVERFRONT CONDOMINIUM PRIVATE LIMITED			
2.	Trade Name, if any	RIVERFRONT CONDOMINIUM PRIVATE LIMITED			
3.	Additional trade names, if any	null			
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	1002, EM BYPASS, Kolkata, Kolkata, West Bengal, 700105			
6.	Date of Liability				
7.	Period of Validity:	From	01/02/2023	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving Authority	Signature Verified Digitally signed by W. C. JINDA AND SERVICES TAX NETWORK OF Date: 2023.02.21 09:45:37 IST			
Name		GOPA BISWAS			
Designation		Assistant Commissioner			
Jurisdictional Office		BELLACHATA			
Date of issue of Certificate		01/02/2023			
Note: The registrant is required to be prominently displayed at all places of business in the State.					

This is a system generated digital signed Registration Certificate issued based on the approval of application granted on 01/02/2023 by the jurisdictional authority.



459

W. C. JINDA
Assistant Commissioner
Bellachata



Annexure A

OSTIN 19A AMCR 2138 RIZE
Legal Name RIVERFRONT CONDOMINIUM PRIVATE LIMITED
Trade Name, if any RIVERFRONT CONDOMINIUM PRIVATE LIMITED
Additional trade names, if any none

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



19A AMCR 2138 RIZE
RIVERFRONT CONDOMINIUM PRIVATE LIMITED
13/20



CIN/IS: 19AANC4148R1ZE
Legal Name: RIVERFRONT CONDOMINIUM PRIVATE LIMITED
Trade Name, if any: RIVERFRONT CONDOMINIUM PRIVATE LIMITED
Additional trade names, if any: null

Details of Managing/ Whole-time Directors and Key Managerial Persons

1		Name	RAVIKUMAR DUGAR
		Designation/Status	DIRECTOR
		Resident of State	West Bengal
2		Name	ARUNKUMAR SANCHETTI
		Designation/Status	DIRECTOR
		Resident of State	West Bengal



Registrar of Companies, West Bengal
Date: 14/01/2024
Signature: [Handwritten Signature]

[Particulars to be filled in (see sections 4 and 5) to
the Companies Act, 2013] FORM NO. INC-33

SPICE+MOA

(a-Memorandum of Association)

Table applicable to company as notified under schedule I of the companies Act, 2013

A

Table A-MEMORANDUM OF ASSOCIATION OF A COMPANY LIMITED BY SHARES

1. The Name of the Company is

RIVERFRONT HOUSING PRIVATE LIMITED

2. The Registered office of the company will be situated in the state of

West Bengal/WB

3.(a) The objects to be pursued by the company on its incorporation are

1. To develop/Construct/Develop/Develop on Railway Land parcel admeasuring 17.41 Acres (70 x 16.5cm) at Gac Golan on the Western Bank of Hooghly River in the district of West Bengal for all years. Railway land/land space to be leased to the company by Rail Land Development Authority (RLDA) on design build finance operate and transfer model as laid down in the lease agreement and other documents to be entered into with RLDA and to take all actions as may be required for development of the project.

2. To carry on the business of promoters, developers, owners, managers, architects, contractors, sub-contractors, planners, designers, construction equipment, decorators, interior decorators, fabricators, Engineers, surveyors, appraisers, mortgagees of commercial complexes and to engage in all types of construction activities incidental or in relation to the project carried on by the Company, or railway land leases to the company, by RLDA in terms of object 1 above.

3.(b) Matters which are necessary for furtherance of the objects specified in clause 3(a) are

1. To purchase and store or acquire, own, import or maintain, substances, appliances, machines, containers and such other articles and apparatus and things, material or being used in the main business and to own, lease and otherwise acquire and use facilities of whatever kind as may be convenient or useful or conducive to the effective working of the main objects of the Company.

2. To secure, build, alter, maintain, enlarge, remove or replace and to work, manage and control any buildings, offices, factories, mills, shops, machinery and conveniences which may seem necessary to achieve the main objects of the company.

3. To carry on all such necessary kinds of business, to create, guarantee and counter guarantee business and to guarantee the repayment of loans or loans of any nature whatsoever granted by any institution and or any person to any individual (with or without) possession of person and money received by or payable under or in respect of deposits, bonds, debentures, stocks, contracts, mortgages, charges, obligations and securities of any company, or otherwise which is incorporated or not.

4. To acquire, lease or create (or cause) or to purchase, mortgage, borrow, or otherwise acquire any estate or interest, whether or not limited, or services, work, concessions, rights, powers, licenses, franchises, permits, policies, leases, property, real or personal or rights, franchises or any kind which may seem or be necessary for the main objects of the Company.

5. To pay for preliminary and pre-incorporation expenses of the Company.

6. To acquire, mortgage, lease or to mortgage, purchase, acquire, or otherwise acquire any estate or interest or to acquire or otherwise acquire any estate or interest, whether or not limited, or services, work, concessions, rights, powers, licenses, franchises, permits, policies, leases, property, real or personal or rights, franchises or any kind which may seem or be necessary for the main objects of the Company.

7. To pay all expenses or costs incurred by the Company and to remunerate any person, firm or body corporate rendering services to the Company in connection with the business of the Company or in the interest of the Company, as may be thought fit.



462

Arul
Director

Page 1 of 4

- 9. To advance money, either with or without security, and give loans to such persons including government, and upon such terms and conditions as the Directors may deem fit to upon the main objects of the Company provided that the Company shall not carry on banking business within the meaning of Banking Regulation Act, 1949.
- 10. To undertake financial and commercial obligations, transactions and concessions of all kinds in connection with the main objects of the Company.
- 11. To guarantee the performance of any contract or obligation and the payment of policy or dividends and interest on any stock shares or securities of any company, association, firm or person in any case in which such guarantee may be considered directly or indirectly to further the main objects of the Company.
- 12. To guarantee the payment of money, unsecured or secured or payable under or in respect of promissory notes, bonds, debentures, stocks, contracts, mortgages, charges, obligations, assignments and securities of any company or of any authority, supreme municipal, local or of any persons, whether incorporated or not incorporated and to guarantee or become sureties for the performance of any contracts or obligations that may be necessary for the main objects of the Company.
- 13. To subscribe for, acquire, hold and dispose of shares, share stock, debentures, bonds, debenture stock, mortgages, obligations, securities of any kind, issued or guaranteed by any company (body corporate) and of any of whatsoever nature and howsoever constituted and to subscribe for, acquire, hold and dispose of shares, debentures, bonds and debenture stocks and debenture bonds, mortgages, obligations and such other securities issued or guaranteed by any government, trust, municipal, local or such other authority or body of whatsoever nature, whether in India or elsewhere as may be considered to be the main objects of the Company.
- 14. Subject to the provisions of section 77 of The Companies Act, 2013, to invest other than investment in Company's own shares, any money of the Company not immediately required in any investments movable or immovable as may be thought proper and to hold, invest in shares or stock as may be necessary for the main objects of the Company.
- 15. Subject to the Sections 77, 179, 180, 185 and 186 of the Companies Act, 2013 and the Rules and Regulations made there under, and the directions issued by Reserve Bank of India to receive money on deposit or loan and borrow or raise money in such manner as the Directors may think fit and in particular by the issue of debentures or debenture stock (particular or otherwise) and to secure the payment of any money borrowed, raised or issued on the mortgage, charge or lien upon all or any of the property or assets of the Company (both present or future) including accumulated capital and also by similar mortgage, charge or lien to secure and guarantee the performance by the Company, or any other such person or Company, of any obligation undertaken by the Company.
- 16. To draw, make, accept, endorse, discount, negotiate, execute and issue bills of exchange, promissory notes, bills of lading, drafts, and other negotiable (or transferable) instruments or securities.
- 17. To apply for, purchase or otherwise acquire and protect, assign and renew in any part of the world, any patents, patent rights, inventions, trademarks, designs, licenses, protections, and concessions concerning any exclusive or non-exclusive or limited right to the use of other information as to any invention, process or privilege which may seem capable of being used for the main objects of the Company or the acquisition of which may seem calculated directly or indirectly to benefit the company and to use, exercise, develop or grant, licenses or privileges in respect of the aforesaid rights and information as required.
- 18. To spend money in experimenting upon and testing and knowing or seeking to improve any patents, rights, inventions, discoveries, processes or information of the Company or of which the Company may acquire or propose to acquire.
- 19. To do all or any of the main business activities either as principals, agents, trustees, contractors or otherwise and either alone or in conjunction with others and either by or through agents, sub-contractors, trustees or otherwise.
- 20. To acquire and lease or a full or any part of the business property and facilities of any person, firm or company carrying on or proposing to carry on any business which the Company is authorized to carry on or possess property, suitable for the main objects of the Company.
- 21. To procure the registration or re-issuance of the company, in or under the laws of any place outside India.]
- 22. To form, incorporate or purchase any company or companies whether in India or elsewhere having amongst its or their objects the acquisition of all or any of the assets or controls, management or development of the Company or any other such objects which of the opinion of the Directors would or might directly or indirectly assist the Company in the management of its main business or the business of any of its properties or otherwise provide advantages to the Company and to pay all or any of the costs and expenses incurred in connection with such acquisition or incorporation and to remunerate any person or company, in any manner if any profit or gain is rendered or to be rendered in or out of the business of any other such company in which the Company may have any interest.
- 23. Subject to the provisions of Sections 381 to 384A of the Companies Act, 2013, to amalgamate or to enter into partnership or into any arrangement for sharing profits, union of interest, co-operation, joint venture or reciprocal rights with any person or persons or company or companies carrying on or engaged in the main objects of the Company.
- 24. To enter into any arrangements and take all necessary or proper steps with government or any other such authorities, Ministry, National, State, Municipal or otherwise of any place in which the Company may have interest and to carry on any negotiations or operations for the purpose of directly or indirectly carrying out the main objects of the Company or effecting any modification in the constitution of the Company or of its articles of association and to execute any such steps taken by any other such company, firm or person which may be directly or indirectly to produce the benefit of the Company or its members, and to assist in the promotion, whether directly or indirectly or in any way in which may seem advantageous to the company and to control from any such Government Authority and to execute or discharge contracts, debts, rights, duties, claims, privileges or other matters which the company may think fit.



463

Signature
 Director
 M/s. [Company Name] Pvt. Ltd.
 Chandernagore

Subscriber Details						
S.No.	Name, Address, Description and Occupation	DIN/PAN/Passport Number	No. of Shares taken	DSC	Dated	
1	P.S Group Family Pvt Ltd Nominor Prithvi (CHOP) 100/EM Bypass Front Street Kolkatta-700115 Busthege	ACDRC4348H	175-339	Equity Preference	FRAS KAM CHOP RA	28/12/22
2	Surendra Kumar Jagan 32/4/1 Ballybudge Circular Road Kolkotta-700138 Business	00428500	1	Equity Preference	SRIN ZPA KUNAN DUDAR	28/12/22
Total Shares taken			176-340	Equity Preference		

Signed before Me					
Name	Address, Description and Occupation	DIN/PAN/Passport Number/ Membership Number	DSC	Dated	
PCA	Sripal Kumar	Kolkata, CA	000132	SRIP AL KUM AR	28/12/22

Modify

Check Form



Accepted
 Surendra Kumar Jagan
 Director

465

(Pursuant to Schedule I (see Sections 4 and 5) to the Companies Act, 2013) (FORM NO. INC-34)

SPICE+ AOA

(e-Articles of Association)

Table as notified under schedule of the companies Act, 2013 is applicable to the company

RIVERFRONT CONDOMINIUM PRIVATE LIMITED

A COMPANY LIMITED BY SHARES

Check if not applicable	Check if altered	Article No	Description
			<i>Interpretation</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>(1) In these regulations-</p> <p>(a) 'the Act' means the Companies Act, 2013,</p> <p>(b) 'the seat' means the common seal of the company</p> <p>(2) Unless the context otherwise requires, words or expressions contained in these regulations shall bear the same meaning as in the Act or any statutory modification thereof in force at the date at which these regulations become binding on the company.</p> <p>(3) The Company is a Private Company within the meaning of Section 2(68) of the Act and having paid-up share capital as may be prescribed and which by its articles-</p> <p>(i) restricts the right to transfer its shares;</p> <p>(ii) except in case of One Person Company, limits the number of its members to two hundred; Provide that where two or more persons hold one or more shares in a company jointly, they shall, for the purposes of this clause, be treated as a single member. Provided further that-</p> <p>(a) persons who are in the employment of the company, and</p> <p>(b) persons who, having been formerly in the employment of the company, were members of the company while in the employment and have continued to be members after the employment ceased, shall not be included in the number of members; and</p> <p>(iii) Prohibits any invitation to the public to subscribe for any securities of the company.</p>
			<i>Share capital and variation of rights</i>
<input type="checkbox"/>	<input type="checkbox"/>	1	Subject to the provisions of the Act and these Articles, the shares in the capital of the company shall be under the control of the Directors who may issue, allot or otherwise dispose of the same or any of them to such persons in such proportions and on such terms and conditions and either at a premium or at par and at such times as they may from time to time think fit.
<input type="checkbox"/>	<input type="checkbox"/>	2	<p>(i) Every person whose name is entered as a member in the register of members shall be entitled to receive within two months after incorporation, in case of subscribers to the memorandum or after allotment or within one month after the application for the registration of transfer or transmission or within such other period as the conditions of issue shall be provided-</p> <p>(a) one certificate for all his shares without payment of any charges, or</p> <p>(b) several certificates, each for one or more of his shares, upon payment of twenty rupees for each certificate after tax first;</p> <p>(ii) Every certificate shall be under the seal and shall specify the shares to which it relates and the amount paid-up thereon;</p> <p>(iii) In respect of any share or shares held jointly by several persons, the company shall not be bound to issue more than one certificate, and delivery of a certificate for a share to one of several joint holders shall be sufficient delivery to all such holders.</p>
<input type="checkbox"/>	<input type="checkbox"/>	3	Any share certificate shall be void if defaced, mutilated or torn and if there be no further space on the back for endorsement or transfer, then upon production and surrender thereof to the company, a new certificate may be issued in lieu thereof, and if any certificate is lost or destroyed then upon proof thereof to the satisfaction of the company and on execution thereof indemnity, as the company may see cause, a new certificate in lieu thereof shall be given. Every certificate under this Article shall be issued on payment of twenty rupees for each



5/6

Handwritten signature and date: 20/11/2013

			certificates. (ii) The provisions of sub-section (2) and (3) shall mutatis mutandis apply to debentures of the company.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Except as required by law, no person shall be recognised by the company as holding any share upon any notice and the company shall not be bound by, or be obliged in any way to recognise (even when having notice thereof) any equitable, contingent, future or partial interest in any share, or any interest in any fractional part of a share, or (except only as by these regulations or by law otherwise provided) any other rights in respect of any share except an absolute right in the entirety thereof in the registered holder.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. (i) The company may exercise the powers of paying commissions conferred by sub-section (6) of section 40, provided that the rate per cent of the amount of the commission paid or agreed to be paid shall be disclosed in the manner required by that section and rules made thereunder. (ii) The rate or amount of the commission shall not exceed the rate or amount prescribed in rules made under sub-section (6) of section 40. (iii) The commission may be satisfied by the payment of cash or the allotment of fully or partly paid shares or partly in the one way and partly in the other.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. If at any time the share capital is divided into different classes of shares, the rights attached to any class (unless otherwise provided by the terms of issue of the shares of that class) may, subject to the provisions of section 49, and whether or not the company is being wound up, be varied with the consent in writing of the holders of three-fourths of the issued shares of that class, or with the sanction of a special resolution passed at a separate meeting of the holders of the shares of that class. (i) To every such separate meeting, the provisions of these regulations relating to general meetings shall mutatis mutandis apply, but so that the necessary quorum shall be at least two persons holding at least one-third of the issued shares of the class in question.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. The rights conferred upon the holders of the shares of any class issued with preferred or other rights shall not, unless otherwise expressly provided by the terms of issue of the shares of that class, be deemed to be varied by the creation or issue of further shares ranking pari passu therewith.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Subject to the provisions of section 55, any preference shares may, with the sanction of an ordinary resolution, be issued on the terms that they are to be redeemed on such terms and in such manner as the company before the issue of the shares may, by special resolution, determine. The company may at any time if required issue debentures, Bonus shares. The Company may if required pay for capital reduction, Stock consolidations any stock split.
			Lien
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. (i) The company shall have a first and paramount lien- (a) on every share (not being a fully paid share) for all monies (whether presently payable or not) called, or payable at a fixed time, in respect of that share; and (b) on all shares (not being fully paid shares) standing registered in the name of a single person, for all monies presently payable by him or his estate to the company. Provided that the Board of directors may at any time declare any share to be wholly or in part exempt from the provisions of this clause. (ii) The company has lien if any, on a share that extend to all dividends payable and bonuses declared from time to time in respect of such shares.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. The company may sell, in such manner as the Board thinks fit, any shares in which the company has a lien. Provided that no sale shall be made- (a) unless a sum in respect of which the lien exists is presently payable; or (b) until the expiration of fourteen days after a notice in writing stating and demanding payment of such part of the amount in respect of which the lien exists as is presently payable, has been given to the registered holder for the time being of the share or the person entitled thereto by reason of his death or insolvency.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. (i) To give effect to any such sale, the Board may authorise some person to transfer the shares sold to the purchaser thereof. (ii) The purchaser shall be registered as the holder of the shares comprised in any such transfer. (iii) The purchaser shall not be bound to see to the application of the purchase money, nor shall he be liable to the shareholders affected by any irregularity or invalidity in the proceedings in reference to the sale.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. (i) The proceeds of the sale shall be received by the company and applied in payment of such part of the amount in respect of which the lien exists as is presently payable. (ii) The residue, if any, shall, subject to a lien in respect of monies presently payable as aforesaid upon the shares before the sale, be paid to the person entitled to the shares at the date of the sale.
			Calls on shares
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. The Board may from time to time make calls upon the members in respect of any monies unpaid on their shares, whether an account of the nominal value of the shares or by way of premium, and not by the way of dividend or interest made payable at fixed times. Provided that the calls shall exceed one-fourth of the nominal value of the share or be payable at less than 30 days.



467

Page 3 of 10
Signature of Registrar

<input type="checkbox"/>	<input type="checkbox"/>	13	<p>months from the date fixed for the payment of a dividend (if any).</p> <p>(ii) Each member shall be subject to receiving at least four (four) days' notice specifying the time or times and place of payment, pay to the company, its directors or officers and to use so specified, the amount called on his shares.</p> <p>(iii) A call may be revoked or postponed at the discretion of the Board.</p>
<input type="checkbox"/>	<input type="checkbox"/>	14	A call shall be deemed to have been made at the time when the resolution of the Board authorizing the call was passed and may be required to be paid by instalments.
<input type="checkbox"/>	<input type="checkbox"/>	15	The joint holders of a share shall be jointly and severally liable to pay all calls in respect thereof.
<input type="checkbox"/>	<input type="checkbox"/>	16	<p>(i) If a sum called in respect of a share is not paid before or on the day appointed for payment thereof, the person from whom the sum is due shall pay interest thereon from the day appointed for payment thereof to the time of actual payment at ten per cent per annum or at such lower rate, if any, as the Board may determine.</p> <p>(ii) The Board shall be at liberty to waive payment of any such interest wholly or in part.</p>
<input type="checkbox"/>	<input type="checkbox"/>	17	<p>(i) Any sum which by the terms of issue of a share becomes payable on allotment or at any fixed date, whether on account of the nominal value of the share or by way of premium, shall, for the purposes of those regulations, be deemed to be a call duly made and payable on the date on which by the terms of issue such sum becomes payable.</p> <p>(ii) In case of non-payment of such sum, all the relevant provisions of those regulations as to payment of interest and expenses, forfeiture or otherwise shall apply as if such sum had become payable by virtue of a call duly made and notified.</p>
<input type="checkbox"/>	<input type="checkbox"/>	18	<p>The Board</p> <p>(a) may, if it thinks fit, receive from any member willing to advance the same, all or any part of the monies uncalled and unpaid upon any shares held by him; and</p> <p>(b) upon all or any of the monies so advanced, may (until the same would, but for such advance, become presently payable) pay interest at such rate not exceeding, unless the company in general meeting shall otherwise direct, twelve per cent per annum, as may be agreed upon between the Board and the member paying the sum in advance.</p>

Transfer of shares

<input type="checkbox"/>	<input type="checkbox"/>	19	<p>(i) The instrument of transfer of any share in the company shall be executed by or on behalf of both the transferor and transferee.</p> <p>(ii) The transferor shall be deemed to remain a holder of the share until the name of the transferee is entered in the register of members in respect thereof.</p>
<input type="checkbox"/>	<input type="checkbox"/>	20	<p>The Board may, subject to the right of appeal conferred by section 58, decline to register</p> <p>(a) the transfer of a share, not being a fully paid share, to a person of whom they do not approve, or</p> <p>(b) any transfer of shares on which the company has a lien.</p>
<input type="checkbox"/>	<input type="checkbox"/>	21	<p>The Board may decline to recognize any instrument of transfer unless</p> <p>(a) the instrument of transfer is in the form as prescribed in rules made under sub-section (1) of section 55,</p> <p>(b) the instrument of transfer is accompanied by the certificate of the shares to which it relates, and such other evidence as the Board may reasonably require to show the right of the transferor to make the transfer, and</p> <p>(c) the instrument of transfer is in respect of only one class of shares.</p>
<input type="checkbox"/>	<input type="checkbox"/>	22	<p>On giving notice less than seven days' previous notice in accordance with section 91 and rules made thereunder, the registration of transfers may be suspended at such times and for such periods as the Board may from time to time determine.</p> <p>Provided that such registration shall not be suspended for more than thirty days at any one time or for more than forty five days in the aggregate in any year.</p>

Transmission of shares

<input type="checkbox"/>	<input type="checkbox"/>	23	<p>(i) On the death of a member, the survivor or survivors where the member was a joint holder, and his nominee or nominees or legal representatives where he was a sole holder, shall be the only persons recognized by the company as having any title to his interest in the shares.</p> <p>(ii) Nothing in clause (i) shall release the estate of a deceased joint holder from any liability in respect of any share which had been jointly held by him with other persons.</p>
<input type="checkbox"/>	<input type="checkbox"/>	24	<p>(i) Any person becoming entitled to a share in consequence of the death or insolvency of a member may, upon such evidence being produced as may from time to time properly be required by the Board and subject as hereinafter provided, elect, either</p> <p>(a) to be registered himself as holder of the share; or</p> <p>(b) to make a valid transfer of the share as the deceased or insolvent member could have made.</p> <p>(ii) The Board shall, in either case, have the same right to decline or suspend registration as it would have had if the deceased or insolvent member had transferred the share before his death or insolvency.</p> <p>(iii) If a person, on becoming entitled to a share, elects to be registered as holder of the share himself, he shall deliver or send to the company a notice in writing signed by him stating that he so elects.</p> <p>(iv) If the person, on becoming entitled to a share, elects to transfer the share, he shall testify his election by executing a transfer of</p>



		25	the share (up All the limitations, restrictions and provisions of these regulations relating to the right to transfer and the registration of transfers of shares shall, in all respects, apply to any such notice or transfer as if the death or insolvency of the holder had not occurred and the notice or transfer were a transfer signed by that member.
<input type="checkbox"/>	<input type="checkbox"/>	26	A person becoming entitled to a share by reason of the death or insolvency of the holder shall be entitled to the same dividends and other advantages to which he would be entitled if he were the registered holder of the share, except that he shall not, before being registered as a member in respect of the share, be entitled in respect of it to exercise any right conferred by membership in relation to meetings of the company. Provided that the Board may, at any time, give notice requiring any such person to elect either to be registered himself or to transfer the share, and if the notice is not complied with within ninety days, the Board may, thereafter withhold payment of all dividends, bonuses or other monies payable in respect of the share, until the requirements of the notice have been complied with.
			<i>Forfeiture of shares:</i>
<input type="checkbox"/>	<input type="checkbox"/>	27	If a member fails to pay any call or instalment of a call on the day appointed for payment thereof, the Board may, at any time thereafter during such time as any part of the call or instalment remains unpaid, serve a notice on him requiring payment of so much of the call or instalment as is unpaid, together with any interest which may have accrued.
<input type="checkbox"/>	<input type="checkbox"/>	28	The notice aforesaid shall- (a) name a further day (not being earlier than the expiry of fourteen days from the date of service of the notice) on or before which the payment required by the notice is to be made; and (b) state that, in the event of non-payment on or before the day so named, the shares in respect of which the call was made shall be liable to be forfeited.
<input type="checkbox"/>	<input type="checkbox"/>	29	If the requirements of any such notice as aforesaid are not complied with, any share in respect of which the notice has been given may, at any time thereafter, before the payment required by the notice has been made, be forfeited by a resolution of the Board to that effect.
<input type="checkbox"/>	<input type="checkbox"/>	30	(i) A forfeited share may be sold or otherwise disposed of on such terms and in such manner as the Board thinks fit. (ii) At any time before a sale or disposal as aforesaid, the Board may cancel the forfeiture on such terms as it thinks fit.
<input type="checkbox"/>	<input type="checkbox"/>	31	(i) A person whose shares have been forfeited shall cease to be a member in respect of the forfeited shares; but shall, notwithstanding the forfeiture, remain liable to pay to the company all monies which, at the date of forfeiture, were presently payable by him to the company in respect of the shares. (ii) The liability of such person shall cease if and when the company shall have received payment in full of all such monies in respect of the shares.
<input type="checkbox"/>	<input type="checkbox"/>	32	(i) A duly verified declaration in writing that the declarant is a director, the manager or the secretary, of the company, and that a share in the company has been duly forfeited on a case stated in the declaration, shall be conclusive evidence of the facts therein stated as against all persons claiming to be entitled to the share. (ii) The company may receive the certificate, if any, given for the share in any sale or disposal thereof and may execute a transfer of the share in favour of the person to whom the share is sold or disposed of. (iii) The transferee shall thereupon be registered as the holder of the share; and (iv) The transferee shall not be bound to see to the application of the purchase money, if any, nor shall his title to the share be affected by any irregularity or invalidity in the proceedings in reference to the forfeiture, sale or disposal of the share.
<input type="checkbox"/>	<input type="checkbox"/>	33	The provisions of these regulations as to forfeiture shall apply in the case of nonpayment of any sum which, by the terms of issue of a share, becomes payable at a fixed time, whether on account of the nominal value of the share or by way of premium, as if the same had been payable by virtue of a call duly made and notified.
			<i>Alteration of capital:</i>
<input type="checkbox"/>	<input type="checkbox"/>	34	The company may, from time to time, by ordinary resolution, increase the share capital by such sum, to be divided into shares of such amount, as may be specified in the resolution.
<input type="checkbox"/>	<input type="checkbox"/>	35	Subject to the provisions of section 67, the company may, by ordinary resolution: (a) consolidate and divide all or any of its share capital into shares of larger amount than its existing shares; (b) convert all or any of its fully paid-up shares into stock, and reconvert that stock into fully paid-up shares of any denomination; (c) subdivide its existing shares or any of them into shares of smaller amount than is fixed by the Memorandum; (d) cancel any shares which, at the date of the passing of the resolution, have not been taken or agreed to be taken by any person.
<input type="checkbox"/>	<input type="checkbox"/>		Where shares are converted into stock- (i) the holders of stock may transfer the same in any lawful manner as, and subject to the same regulations, under which the shares from which the stock arose might before the conversion have been transferred; and (ii) the transferee shall be deemed to be a member in respect of the shares from which the stock arose.

Amended
2019/05/10

		36	Provided that the Board may, from time to time, fix the minimum amount of stock transferable, so, however, that such minimum shall not exceed the nominal amount of the shares from which the stock arose. (b) the holders of stock shall, according to the amount of stock held by them, have the same rights, privileges and advantages as regards dividends, voting at meetings of the company, and other matters, as if they held the shares from which the stock arose, but no such privilege or advantage (except participation in the dividends and profits of the company and in the assets on winding up) shall be conferred by an amount of stock which would not, if existing in shares, have conferred that privilege or advantage. (c) such of the regulations of the company, as are applicable to paid-up shares shall apply to stock and the words "share" and "shareholder" in those regulations shall include "stock" and "stock-holder" respectively.
<input type="checkbox"/>	<input type="checkbox"/>	37	The company may, by special resolution, reduce in any manner and with, and subject to, any incident authorised and consent required by law:- (a) its share capital (b) any capital redemption reserve account, or (c) any share premium account.
			Capitalisation of profits
<input type="checkbox"/>	<input type="checkbox"/>	38	(i) The company in general meeting may, upon the recommendation of the Board, resolve- (a) that it is desirable to capitalise any part of the amount for the time being standing to the credit of any of the company's reserve accounts, or to the credit of the profit and loss account, or otherwise available for distribution; and (b) that such sum be accordingly set free for distribution in the manner specified in clause (ii) amongst the members who would have been entitled thereto, if distributed by way of dividend and in the same proportions. (ii) The sum aforesaid shall not be paid in cash but shall be applied, subject to the provision contained in clause (iii), either in or towards- (A) paying up any amounts for the time being unpaid on any shares held by such members respectively; (B) paying up in full unissued shares of the company to be allotted and distributed, credited as fully paid-up, to and amongst such members in the proportions aforesaid; (C) partly in the way specified in sub-clause (A) and partly in that specified in sub-clause (B); (D) A securities premium account and a capital redemption reserve account may, for the purposes of this regulation, be applied in the paying up of unissued shares to be issued to members of the company as fully paid bonus shares. (E) The Board shall give effect to the resolution passed by the company in pursuance of this regulation.
<input type="checkbox"/>	<input type="checkbox"/>	39	(i) Whenever such a resolution as aforesaid shall have been passed, the Board shall- (a) make all applications and applications of the undivided profits resolved to be capitalised thereby, and all allotments and issues of fully paid shares if any; and (b) generally do all acts and things required to give effect thereto. (ii) The Board shall have power- (a) to make such provisions, by the issue of fractional certificates or by payment in cash or otherwise as it thinks fit, for the case of shares becoming distributable in fractions; and (b) to authorise any person to enter, on behalf of all the members entitled thereto, into an agreement with the company providing for the allotment to them respectively, treated as fully paid-up, of any further shares to which they may be entitled upon such capitalisation, or as the case may require, for the payment by the company on their behalf, by the application thereto of their respective proportions of profits resolved to be capitalised, of the amount or any part of the amounts remaining unpaid on their existing shares; (iii) Any agreement made under such authority shall be effective and binding on such members.
			Buy-back of shares
<input type="checkbox"/>	<input type="checkbox"/>	40	Notwithstanding anything contained in these articles but subject to the provisions of sections 68 to 70 and any other applicable provision of the Act or any other law for the time being in force, the company may purchase its own shares or other specified securities.
			General meetings
<input type="checkbox"/>	<input type="checkbox"/>	41	All general meetings other than annual general meeting shall be called extraordinary general meeting.
<input type="checkbox"/>	<input type="checkbox"/>	42	(i) The Board may, whenever it thinks fit, call an extraordinary general meeting. (ii) If at any time directors capable of acting who are sufficient in number to form a quorum are not within India, any director or any two members of the company may call an extraordinary general meeting in the same manner as nearly as possible, as that in which such a meeting may be called by the Board.
			Proceedings at general meetings
<input type="checkbox"/>	<input type="checkbox"/>	43	(i) No business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business. (ii) Save as otherwise provided herein, the quorum for the general meetings shall be as provided in section



<input type="checkbox"/>	<input type="checkbox"/>	44	The chairman of the Board shall preside as Chairperson at every general meeting of the company.
<input type="checkbox"/>	<input type="checkbox"/>	45	If there is no such Chairperson, or if he is not present within fifteen minutes after the time appointed for holding the meeting, or is unwilling to act as Chairperson of the meeting, the directors present shall elect one of their members to be Chairperson of the meeting.
<input type="checkbox"/>	<input type="checkbox"/>	46	If at any meeting no director is willing to act as Chairperson and no director is present within fifteen minutes after the time appointed for holding the meeting, the members present shall choose one of their members to be Chairperson of the meeting.
			Adjournment of meeting
<input type="checkbox"/>	<input type="checkbox"/>	47	(i) The Chairperson may, with the consent of any meeting at which a quorum is present, and shall, if so directed by the meeting, adjourn the meeting from time to time and from place to place. (ii) No business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place. (iii) When a meeting is adjourned for thirty days or more, notice of the adjourned meeting shall be given as in the case of an original meeting. (iv) Save as aforesaid, and as provided in section 103 of the Act, it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.
			Voting rights
<input type="checkbox"/>	<input type="checkbox"/>	48	Subject to any rights or restrictions for the time being attached to any class or classes of shares:- (a) on a show of hands, every member present in person shall have one vote, and (b) on a poll, the voting rights of members shall be in proportion to his share in the paid-up equity share capital of the company.
<input type="checkbox"/>	<input type="checkbox"/>	49	A member may exercise his vote at a meeting by electronic means in accordance with section 108 and shall vote only once.
<input type="checkbox"/>	<input type="checkbox"/>	50	(i) In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders. (ii) For the purpose, seniority shall be determined by the order in which the names stand in the register of members.
<input type="checkbox"/>	<input type="checkbox"/>	51	A member of unsound mind, or in respect of whom an order has been made by any court having jurisdiction in India, may vote, whether on a show of hands or on a poll, by his committee or other legal guardian, and any such committee or guardian may, on a poll, vote by proxy.
<input type="checkbox"/>	<input type="checkbox"/>	52	Any business other than that upon which a poll has been demanded may be proceeded with, pending the taking of the poll.
<input type="checkbox"/>	<input type="checkbox"/>	53	No member shall be entitled to vote at any general meeting unless all calls or other sums presently payable by him in respect of shares in the company have been paid.
<input type="checkbox"/>	<input type="checkbox"/>	54	(i) No objection shall be raised to the qualification of any voter except at the meeting or adjourned meeting at which the vote objected to is given or tendered, and every vote not disallowed at such meeting shall be valid for all purposes. (ii) Any such objection made in due time shall be referred to the Chairperson of the meeting, whose decision shall be final and conclusive.
			Proxy
<input type="checkbox"/>	<input type="checkbox"/>	55	The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a retained copy of that power or authority, shall be deposited at the registered office of the company not less than 48 hours before the time for holding the meeting or adjourned meeting at which the person named in the instrument proposes to vote, or, in the case of a poll, not less than 24 hours before the time appointed for the taking of the poll, and in default the instrument of proxy shall not be treated as valid.
<input type="checkbox"/>	<input type="checkbox"/>	56	An instrument appointing a proxy shall be in the form as prescribed in the rules made under section 105.
<input type="checkbox"/>	<input type="checkbox"/>	57	A vote given in accordance with the terms of an instrument of proxy shall be valid, notwithstanding the previous death or insanity of the principal or the revocation of the proxy or of the authority under which the proxy was executed, or the transfer of the shares in respect of which the proxy is given, Provided that no notification in writing of such death, insanity, revocation or transfer shall have been received by the company at its office before the commencement of the meeting or adjourned meeting at which the proxy is used.
			Board of Directors
<input type="checkbox"/>	<input type="checkbox"/>	58	The number of the directors and the names of the first directors shall be determined in writing by the subscribers of the memorandum or a majority of them.



431

Page 5 of 10
 Signature: _____
 Director

		53	The first Directors of the Company are: a. Mr. Ravi KUMAR DUGAR, Director b. Mr. Anil KUMAR SAINI, CHIEF Director
<input type="checkbox"/>	<input type="checkbox"/>	54	(i) The remuneration of the directors shall, in so far as it consists of a monthly payment, be deemed to accrue from day-to-day. (ii) In addition to the remuneration payable to them in pursuance of the Act, the directors may be paid all travelling, hotel and other expenses properly incurred by them: (a) in attending and returning from meetings of the Board of Directors or any committee thereof or general meetings of the company; or (b) in connection with the business of the company.
<input type="checkbox"/>	<input type="checkbox"/>	55	The Board may pay all expenses incurred in getting up and registering the company.
<input type="checkbox"/>	<input type="checkbox"/>	56	The company may exercise the powers conferred on it by section 38, with regard to the keeping of a foreign register, and the Board may (subject to the provisions of that section) make and vary such regulations as it may think fit respecting the keeping of any such register.
<input type="checkbox"/>	<input type="checkbox"/>	57	All cheques, promissory notes, drafts, hundis, bills of exchange and other negotiable instruments, and all receipts for moneys paid to the company, shall be signed, drawn, accepted, endorsed, or otherwise executed, as the case may be, by such person and in such manner as the Board shall from time to time by resolution determine.
<input type="checkbox"/>	<input type="checkbox"/>	58	Every director present at any meeting of the Board or of a committee thereof shall sign his name in a book to be kept for that purpose.
<input type="checkbox"/>	<input type="checkbox"/>	59	(i) Subject to the provisions of section 149, the Board shall have power at any time, and from time to time, to appoint a person as an additional director, provided the number of the directors and additional directors together shall not at any time exceed the maximum strength fixed for the Board by the articles. (ii) Such person shall hold office only up to the date of the next annual general meeting of the company but shall be eligible for appointment by the company as a director at that meeting subject to the provisions of the Act.
			Proceedings of the Board
<input type="checkbox"/>	<input type="checkbox"/>	60	(i) The Board of Directors may meet for the conduct of business, adjourn and otherwise regulate its meetings, as it thinks fit. (ii) A director may, and the manager or secretary on the requisition of a director shall, at any time, summon a meeting of the Board.
<input type="checkbox"/>	<input type="checkbox"/>	61	(i) Save as otherwise expressly provided in the Act, questions arising at any meeting of the Board shall be decided by a majority of votes. (ii) In case of an equality of votes, the Chairperson of the Board, if any, shall have a second or casting vote.
<input type="checkbox"/>	<input type="checkbox"/>	62	The continuing directors may act notwithstanding any vacancy in the Board, but, if and so long as their number is reduced below the quorum fixed by the Act for a meeting of the Board, the continuing directors or director may act for the purpose of increasing the number of directors to that fixed for the quorum, or of summoning a general meeting of the company, but for no other purpose.
<input type="checkbox"/>	<input type="checkbox"/>	63	(i) The Board may elect a Chairperson of its meetings and determine the period for which he is to hold office. (ii) If no such Chairperson is elected, or if at any meeting the Chairperson is not present within five minutes after the time appointed for holding the meeting, the directors present may choose one of their number to be Chairperson of the meeting.
<input type="checkbox"/>	<input type="checkbox"/>	64	(i) The Board may, subject to the provisions of the Act, delegate any of its powers to committees consisting of such member or members of its body as it thinks fit. (ii) Any committee so formed shall, in the exercise of the powers so delegated, conform to any regulations that may be imposed on it by the Board.
<input type="checkbox"/>	<input type="checkbox"/>	65	(i) A committee may elect a Chairperson of its meetings. (ii) If no such Chairperson is elected, or if at any meeting the Chairperson is not present within five minutes after the time appointed for holding the meeting, the members present may choose one of their members to be Chairperson of the meeting.
<input type="checkbox"/>	<input type="checkbox"/>	66	(i) A committee may meet and adjourn as it thinks fit. (ii) Questions arising at any meeting of a committee shall be determined by a majority of votes of the members present, and in case of an equality of votes, the Chairperson shall have a second or casting vote.
<input type="checkbox"/>	<input type="checkbox"/>	67	All acts done in any meeting of the Board or of a committee thereof by any person acting as a director, shall, notwithstanding that it may be afterwards discovered that there was some defect in the appointment of any one or more of such directors or of any person acting as aforesaid, or that they or any of them were disqualified, be as valid as if every such director or such person had been duly appointed and was qualified to be a director.
<input type="checkbox"/>	<input type="checkbox"/>	68	Save as otherwise expressly provided in the Act, a resolution in writing signed by all the members of the Board or of a committee thereof for the time being entitled to receive notice of a meeting of the Board or committee, shall be as valid and effectual as if it had been passed at a meeting of the Board or committee duly convened and held.



471

Director
 10/01/2024
 Page 7 of 10

			<i>Chief Executive Officer, Manager, Company Secretary or Chief Financial Officer</i>
<input type="checkbox"/>	<input type="checkbox"/>	74	Subject to the provisions of the Act:- (i) A chief executive officer, manager, company secretary or chief financial officer may be appointed by the Board for such term, at such remuneration and upon such conditions as it may think fit, and any chief executive officer, manager, company secretary or chief financial officer so appointed may be removed by means of a resolution of the Board; (ii) A director may be appointed as chief executive officer, manager, company secretary or chief financial officer.
<input type="checkbox"/>	<input type="checkbox"/>	75	A provision of the Act or these regulations requiring or authorising a thing to be done by or to a director and chief executive officer, manager, company secretary or chief financial officer shall not be satisfied by its being done by or to the same person acting both as director and as, or in place of, chief executive officer, manager, company secretary or chief financial officer.
			<i>The Seal</i>
<input type="checkbox"/>	<input type="checkbox"/>	76	(i) The Board shall provide for the safe custody of the seal. (ii) The seal of the company shall not be affixed to any instrument except by the authority of a resolution of the Board or of a committee of the Board authorised by it in that behalf, and except in the presence of at least two directors and of the secretary or such other person as the Board may appoint for the purpose, and those two directors and the secretary or other person aforesaid shall sign every instrument to which the seal of the company is so affixed in their presence.
			<i>Dividends and Reserve</i>
<input type="checkbox"/>	<input type="checkbox"/>	77	The company in general meeting may declare dividends, but no dividend shall exceed the amount recommended by the Board.
<input type="checkbox"/>	<input type="checkbox"/>	78	Subject to the provisions of section 23, the Board may, from time to time pay to the members such interim dividends as appear to it to be justified by the profits of the company.
<input type="checkbox"/>	<input type="checkbox"/>	79	(i) The Board may, before recommending any dividend, set aside out of the profits of the company such sums as it thinks fit as a reserve or reserves, which shall, at the discretion of the Board, be applicable for any purpose to which the profits of the company may be properly applied, including provision for meeting contingencies or for equalising dividends, and pending such application, may, at the like discretion, either be employed in the business of the company or be invested in such investments (other than shares of the company) as the Board may, from time to time, think fit. (ii) The Board may also carry forward any profits which it may consider necessary not to divide, without setting them aside as a reserve.
<input type="checkbox"/>	<input type="checkbox"/>	80	(i) Subject to the rights of persons, if any, entitled to shares with special rights as to dividends, all dividends shall be declared and paid according to the amounts paid or credited as paid on the shares in respect whereof the dividend is paid, but if and so long as nothing is paid upon any of the shares in the company, dividends may be declared and paid according to the amounts of the shares. (ii) No amount paid or credited as paid on a share in advance of calls shall be treated for the purposes of this regulation as paid on the share. (iii) All dividends shall be apportioned and paid proportionately to the amounts paid or credited as paid on the shares during any portion of portions of the period in respect of which the dividend is paid, but if any share is issued on terms providing that it shall rank for dividend as from a particular date such share shall rank for dividend accordingly.
<input type="checkbox"/>	<input type="checkbox"/>	81	The Board may deduct from any dividend payable to any member all sums of money, if any, presently payable by him to the company on account of calls or otherwise in relation to the shares of the company.
<input type="checkbox"/>	<input type="checkbox"/>	82	(i) Any dividend, interest or other monies payable in cash in respect of shares may be paid by cheque or warrant sent through the post, ordered to the registered address of the holder or, in the case of joint holders, to the registered address of that one of the joint holders who is first named on the register of members, or to such person and to such address as the holder or joint holders may in writing direct. (ii) Every such cheque or warrant shall be made payable to the order of the person to whom it is sent.
<input type="checkbox"/>	<input type="checkbox"/>	83	Any one of two or more joint holders of a share may give effective receipts for any dividends, bonuses or other monies payable in respect of such share.
<input type="checkbox"/>	<input type="checkbox"/>	84	Notice of any dividend that may have been declared shall be given to the persons entitled to share therein in the manner mentioned in the Act.
<input type="checkbox"/>	<input type="checkbox"/>	85	No dividend shall bear interest against the company.
			<i>Accounts</i>



473

473
 473
 473

<input type="checkbox"/>	<input type="checkbox"/>	86	(i) The Board shall from time to time determine whether and to what extent and at what times and places and under what conditions or regulations, the records and books of the company, or any of them, shall be open to the inspection of members not being directors. (ii) No member (not being a director) shall have any right of inspecting any account or book or document of the company except as conferred by law or authorised by the Board or by the company in general meeting.
			<i>Winding up</i>
<input type="checkbox"/>	<input type="checkbox"/>	87	Subject to the provisions of Chapter XX of the Act and rules made thereunder: (i) If the company shall be wound up, the liquidator may, with the sanction of a special resolution of the company and any other sanction required by the Act, divide amongst the members, in specie or kind, the whole or any part of the assets of the company, whether they shall consist of property of the same kind or not. (ii) For the purpose aforesaid, the liquidator may set such value as he deems fair upon any property to be divided as aforesaid and may determine how such division shall be carried out as between the members or different classes of members. (iii) The liquidator may, with the like sanction, vest the whole or any part of such assets in trustees upon such trusts for the benefit of the contributories as he considers necessary, but so that no member shall be compelled to accept any shares or other securities whereon there is any liability.
			<i>Indemnity</i>
<input type="checkbox"/>	<input type="checkbox"/>	88	Every officer of the company shall be indemnified out of the assets of the company against any liability incurred by him in defending any proceedings, whether civil or criminal, in which judgment is given in his favour or in which he is acquitted or in which relief is granted to him by the court or the Tribunal.
<input checked="" type="checkbox"/>			<i>Others</i>
		89	The company may take inter corporate deposits.



Handwritten signature and text, possibly a date or reference number, located in the bottom right area of the page.

Subscriber Details					
S. NO	Name, Address, Description and Occupation	DIN/PAN/Passport Number	Place	DSC	Dated
1	P S Group Apply Pvt Ltd Nominee Prashant Choudhary 1002 E M Bypass Front Block Kolkata-700105 Business	ACUP0474BH	KOLKATA	SR P AL KUM AR	28/12/2022
2	SURENDR KUMAR DUBAR 52/4/1 BALLYGUNGE CIRCLERoad KOLKATA-700019 BUSINESS	09424600	KOLKATA	SR P AL KUM AR	28/12/2022

Signed Before Me

Name	Address Description and Occupation	DIN/PAN/Passport Number/ Membership Number	Place	DSC	Dated
FCA SRINIVAS KUMAR	KOLKATA, CA	050175	KOLKATA	SR P AL KUM AR	28/12/2022

Checkform

Modify



As per the request of the applicant
Arundhati
Registrar of Companies

2	COMPANY NUMBER	DATE	COMPANY NAME	FILE NO.	7
---	----------------	------	--------------	----------	---

Attachments

- (a) The original of registration certificate showing return of building and inspection also showing that it is used as Director's office. Physical print of registered office and director's office
- (b) Certificate of Registration issued by the RUC (Only in case of Non-Banking Financial Companies) / from other regulator. None
- (c) Affidavit declaration as a Filing Company. None
- (d) Optional attachment(s) - If any. Annual Form 23 statement.pdf

Declaration

I am authorised by the Board of Directors of the company vide resolution no. 03 dated 29/12/2022

to sign this form and declare that all the requirements of the Companies Act 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I further declare that:

1. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and it is as per the original records maintained by the company.
2. All the required attachments have been completely and legibly attached to this form.
3. Every subscriber to the MOA has paid the value for shares agreed to be taken by him.
4. The company has filed with the registrar a verification of its registered office as provided in subsection (2) of section 12.

*To be digitally signed by

*Director

*Director identification number of the director



U1539283

Certificate by Practising Professional

I declare that I have been duly engaged for the purpose of verification of this form. It is hereby certified that I have gone through the provisions of the Companies Act 2013 and Rules thereunder relating to this form and that I have read the above certificate and the original records maintained by the Company and that the subject matter of this form and



Veritron Fund Management Pvt. Ltd.
Aravind
 Director

found to be untrue, correct and complete and no information material to its financial health has been disclosed

Chartered accountant (in whole time practice)

Tax accountant (in whole time practice)

Company secretary (in whole time practice)

Whether associate of follows:

Associate

Fellow

To be digitally signed by

DR. J. K. SINGH
FELLOW

Membership number

100177

Certificate of practice number

Note: Attention is drawn to provisions of Section 448 and 449 of the Companies Act, 2013 which provide for punishment for false statement/ certificate and punishment for false evidence respectively.

This eForm has been taken on file maintained by the register of companies through electronic mode and on the basis of statement of correctness given by the Director and professional.

For Office Use only

eForm Service request number (SRID)

AS372700

eForm filing date (DD/MM/YYYY)

26/07/2023



Dr. J. K. Singh
Director / Authorised Signatory

Ministry Of Corporate Affairs

Date: 14/03/2024 6:52:32 PM

Company Information:

CIN	U50100WB2022PVC259353
Company Name	RIVERFRONT CONDOMINIUM PRIVATE LIMITED
ROC Name	ROC Kolkata
Registration Number	259353
Date of Incorporation	20/11/2022
Email Id	****@group.in
Registered Address	1002 EM BYPASS FRONT BLOCK, NoTata, KOLKATA, West Bengal, India, 700105
Address at which the books of account are to be maintained	-
Listed (in Stock Exchange(s) (Y/N))	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliance
Authorised Capital (Rs)	20,00,00,000
Paid up Capital (Rs)	17,65,00,000
Date of last AGM	16/11/2023
Date of Balance Sheet	31/03/2023
Company Status	Active

Jurisdiction	
ROC (name and office)	ROC Kolkata
ROD (name and office)	ROD: Eastern Region

Index of Charges



4/35

Riverfront Condominium Pvt. Ltd.
 Director
 Authorized Signatory

No Records Found

Director/Signatory Details

Sl. No.	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	4125555	ARUN KUMAR SINGH (D)	Director	29.12.2022		Yes
2	01549253	RASHI KUMAR DOLAR	Director	29.12.2022		Yes
3	44442000	CHANDRA MALAMAT	Company Secretary	17.05.2021		Yes



(Handwritten signature)
 Director, Authority Signatory

DHIRAJ KUMAR PANDEY

Advocate
B-10, Sector-14, Gurgaon

Chamber:-

B-10, GRT Road, Sector-14
New Friends Apartment Station
Gurgaon-122001
Mobile No. 9811194700

Phone: 9811194700

Date 28.12.2023:

RE: LEGAL OPINION RE: DA 2016 COM. 2008 AT COURT ALI HOSAIN.

I have been appointed as legal counsel to the Selected Bidder's Bidding
Competition No. 22/2016 (Selected Bidder). The Selected Bidder has been
awarded the work of construction of Commercial Development on Plot No. 1 and
2, covering an area of 7419 sq. m. (70.196 square metres) at Salt Voids on the Western
Bank of Bhakra River in the said Block. Details are as follows: With File No.
24.11A.2014/1/2016, dated 27.12.2016 (Bidding No.) 22/2016 COM. 2008.

I have duly examined all the documents submitted by the said bidder, including the
agreement to award, conditions of contract, etc. and from the perusal of the
same, I have found that the said Bidder is in compliance with the provisions of law
applicable.

In my view, all the terms and conditions are acceptable to the Selected Bidder's Bidding
Competition. The Selected Bidder's Special Purpose Company is authorized to
sign and execute all the documents in relation to the subject matter.

Handwritten signature and date: 28/12/2023



Handwritten signature and text: Dhiraj Kumar Pandey, Advocate



STATE OF NEW YORK

OFFICE OF THE ATTORNEY GENERAL

IN SENATE

REPORT OF THE ATTORNEY GENERAL
ON THE PROCEEDINGS OF THE
COMMISSIONERS OF THE LAND OFFICE
IN CONNECTION WITH THE
LANDS BELONGING TO THE STATE

ALBANY: J.B. LIPPINCOTT & CO.
1884.

NEW YORK: J.B. LIPPINCOTT & CO.
1884.



Wm. T. Cullen, Jr.,
Attorney General

Search Report

(as on 16th March, 2024)

NEVERFRONT CONDOMINIUMS
PRIVATE LIMITED



SEARCHED
INDEXED
SERIALIZED
FILED
16/03/2024
CHENNAI

REPORT OF THE

The following is a summary of the work done during the year 1954-55. The work was carried out in the laboratory of the Department of Chemistry, University of Cambridge, under the supervision of the Director, Professor Sir Robert Robinson.

The work was carried out in the laboratory of the Department of Chemistry, University of Cambridge, under the supervision of the Director, Professor Sir Robert Robinson. The work was carried out in the laboratory of the Department of Chemistry, University of Cambridge, under the supervision of the Director, Professor Sir Robert Robinson.

RESULTS

The following are the results of the work done during the year 1954-55. The work was carried out in the laboratory of the Department of Chemistry, University of Cambridge, under the supervision of the Director, Professor Sir Robert Robinson.

1. Synthesis of ...

The following are the results of the work done during the year 1954-55. The work was carried out in the laboratory of the Department of Chemistry, University of Cambridge, under the supervision of the Director, Professor Sir Robert Robinson.

2. Properties of ...

- (a) The following are the results of the work done during the year 1954-55. The work was carried out in the laboratory of the Department of Chemistry, University of Cambridge, under the supervision of the Director, Professor Sir Robert Robinson.
- (b) The following are the results of the work done during the year 1954-55. The work was carried out in the laboratory of the Department of Chemistry, University of Cambridge, under the supervision of the Director, Professor Sir Robert Robinson.
- (c) The following are the results of the work done during the year 1954-55. The work was carried out in the laboratory of the Department of Chemistry, University of Cambridge, under the supervision of the Director, Professor Sir Robert Robinson.

3. Discussion of ...

The following are the results of the work done during the year 1954-55. The work was carried out in the laboratory of the Department of Chemistry, University of Cambridge, under the supervision of the Director, Professor Sir Robert Robinson.

4. Conclusions

Author	Editor	Printer	Printer
...



459
Riverside Communications Ltd.
The Riverside Laboratory

AGREEMENT

Agreement made on
 1st September 2018
 between
 1st Party

1st Party: East Africa General Services

1st Party

2nd Party: Standard Chartered Bank Limited

Sl. No.	Particulars	Amount	Balance
1	PNB - 1st Party (KES) PM	100,000,000	500
2	Construction of HQ	100,000,000	0
3	Total	200,000,000	500

3rd Party: East Africa General Services, 1st Party (KES) PM

Sl. No.	Particulars	Amount	Balance
1	Construction of HQ	100,000,000	0
2	PNB - 1st Party (KES) PM	100,000,000	500
3	Total	200,000,000	500

4th Party: Standard Chartered Bank Limited

The above is a true and correct copy of the agreement made between the above parties on the date mentioned above and the same is true and correct copy of the original agreement made between the above parties on the date mentioned above.



Handwritten signature and text:
 Standard Chartered Bank Limited
 1st Party

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Handwritten text in the middle section, possibly a list of items or a short report.

Handwritten text below the middle section, possibly a signature or a date.

Handwritten text in the lower middle section, possibly a section header.

Large block of handwritten text at the bottom of the page, possibly a detailed report or a long signature.



Handwritten signature and text at the bottom right, including the name 'Dr. J. K. ...' and the title 'Director, National Institute of Standards and Technology'.

Annexure

List of various items of furniture and fixtures for the purpose of
ENTRUSTED SERVICE

S. No.	Description	Quantity	Rate	Total
1	Chair	10	1000	10000
2	Table	5	2000	10000
3	Bed	10	1000	10000
4	Wardrobe	5	2000	10000



For and on behalf of the Government of Karnataka
Secretary, Government of Karnataka
Bangalore

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी खाता संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAMCR4148R

नाम / Name: RIVERFRONT CONDOMINIUM PRIVATE LIMITED

निर्माण/संस्थापन की तिथि / Date of Incorporation / Formation: 25/12/2022



Signature Not Verified
Digitally signed by
RIVERFRONT CONDOMINIUM PRIVATE LIMITED
DN: cn=RIVERFRONT CONDOMINIUM PRIVATE LIMITED, o=

- 1. Permanent Account Number (PAN) is a unique identification number of an individual or entity, including a firm or company, for financial transactions. It is issued by the Income Tax Department, Government of India. It is used for tax purposes and is mandatory for all financial transactions.
- 2. The e-PAN card is a digital version of the PAN card. It is issued to the holder of the PAN card. It is used for tax purposes and is mandatory for all financial transactions.
- 3. The e-PAN card is valid for all financial transactions. It is used for tax purposes and is mandatory for all financial transactions.
- 4. The e-PAN card is issued to the holder of the PAN card. It is used for tax purposes and is mandatory for all financial transactions.

CVT

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई- स्थायी खाता संख्या कार्ड
AAMCR4148R



आयकर विभाग
Income Tax Department
New Delhi
Phone: 011-23234567
Fax: 011-23234567
Website: www.incometax.gov.in

Electronically issued and digitally signed e-PAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation (b) of sub-section (2) of Section 139A of Income Tax Act, 1961 and clause (b) of Rule 114 of the Income Tax Rules, 1962. For more details...



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Calculation Sheet for Lease Premium and Interest

(Comm. Site Salt Golah, Howrah)

Bid No. RLDA/RFP/CD-27 of 2022 dt 18.04.2022

LOA No. RLDA/2018/Comm./80/Salt Golah, Howrah (ER)/1147, dated 14.10.2022

1 Name of Selected Bidder:	D. M/s P S Group Realty Private Limited, 52/4/1, Gallygunge Circular Road,	
2 Date of LoA	14.10.2022	
3 Lease Premium (LP) - offered Value	3,810,000,000.00	
4 ALP	1,00,000.00	
5 Land Area	70,455 sqm	
6 Built-up Area (BuA)	2,11,366 sqm	
6.1 1st Installment of LP = 15% of LP	571,500,000.00	
6.2 2nd Installment of LP = 15% of LP	571,500,000.00	
6.3 3rd Installment of LP = 20% of LP	762,000,000.00	
6.4 4th Installment of LP = 20% of LP	762,000,000.00	
6.5 5th Installment of LP = 15% of LP	571,500,000.00	
6.6 6th Installment of LP = 15% of LP	571,500,000.00	
7 As per LoA dated 14.10.2022	Lease Premium (LP) (Rs.) is	
8 14.10.2022 to 12.12.2022 (i.e., upto 60 days interest free period) Commitment Security Adjusted in Lease Premium	Agency has paid Rs.	100,000,000.00
9 Outstanding LP		
10 13.12.2022 to 10.02.23 (for 60 days) Interest on outstanding LP @10.50%	$3710000000 * 10.50% * 60/365$	64,035,616.00
12 Total outstanding LP with Interest		
13 Agency has paid on 10.02.2023	536,165,616.00	
15 Outstanding LP		
16 11.02.2023 to 06.02.2024 (for 361 day) Interest on outstanding LP @10.50%	$3237870000 * 10.50% * 361/365$	336,250,582.00
17 Total outstanding for 2nd installment of LP with Interest	907,750,582.00	
18 Total outstanding LP with Interest		
19 Agency has paid on 06.02.2024	571,500,000.00	
20 Outstanding LP (For balance 3,4,5,6th Installments)		
21 07.02.2024 to 19.06.2024 (for 134 day) Interest on outstanding payment of 2nd installment of LP (@10.50% + 3.00%)	$336250582 * 13.50% * 134/365$	16,665,132.00
22	Total outstanding for 2nd installment of LP, including interest & development for 2nd installment of lease premium/interest	



Handwritten signature and date: 18.12.23

Handwritten signature and date: 18.12.23

Additional handwritten notes: 20th Dec 2023, 11.00 AM, 11.00 AM, 11.00 AM

Government of West Bengal
Land & Land Reforms and Refugee Relief & Rehabilitation Department
(L.A Branch)
Nabanna, Howrah- 711 102

Memo No. Asst. Secy- 90/LA/3M-54/21

Dated: 20.01.2023

From: The Assistant Secretary
to the Govt. of West Bengal.

To : The A.D.M. (LA), (AUXILIARY)
Office of DM & Collector,

Sub: *Processing fees of Mutation & Conversion of land acquired in favour of the Ministry of Road Transport & Highways, Govt. of India for construction of NH-31D as referred by ADM(LA), Coochbehar.*

Sir/ Madam,

With reference to the above, the undersigned is directed to inform that mutation and conversion for all the land acquisition cases under the various Acts including the National Highways Act, 1956 and the Railways Acts are to be done in favour of the Requiring Body for the appropriate classification applicable for the purpose of the project through the Land Acquisition Module of the *e-bhuchitra* portal, and for this no fees is required.

Yours faithfully,


Assistant Secretary
to the Govt. of W.B.



4/9



09643/29

P.05130925/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 093080

Certified that the document is admitted to
 be a true and correct copy of the original
 and the contents are as stated in the document

Deputy Sub-Registrar
 Hooghly

11 OCT 2023

13 OCT 2023

Boundary Declaration

This Deed of Declaration made this 11th day of October,
 2023 by RAIL LAND DEVELOPMENT AUTHORITY (RLDA) on behalf
 of EASTERN RAILWAY, address-UNIT NO-702-B, 7TH FLOOR,
 KONNECTUS TOWER-II, DMRC BUILDING, AJMERI GATE, NEW
 DELHI-110002, represented by Mr. H. K. Srivastava (Adhaar No. 9439
 1917 6959), son of late H. P. Srivastava, DGM/Projects, residing at
 Flat No. 703, Plot No. GH-14, Tower - B, Dasmac, The Jewel of Noida,
 Sector - 75, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301.



महोदय
 Deputy Sub-Registrar
 Hooghly

043013

22 FEB 2023

Sl. NO.....07.....

NAME.....S. C. MAZUMDER (ADV),
ADDRESS.....ALIPORE POLICE COURT
KOLKATA-700027

RS.....



TANUJ KAR PURIYASNA
STAMP VENDOR
ALIPORE POLICE
KOLKATA-700027

7511



Shyamal Kumar Ganguly
S/O Late Karatal Ganguly
City: P.O. Santagaeki.
P.S. Shikpur.
District: Howrah,
West Bengal.
India. PIN-711044.

District Sub-Registrar-II
Howrah

11 OCT 2023



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hereinafter referred to as the "Authorized signatory" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their successors and permitted assigns), do hereby solemnly affirm and declare as follows:-

Pursuant to the letter dated **10.05.96** vide memo no: **W[6]335/3/2/1** Eastern Railway had been handed over the physical possession of land with structures from Commissioner, Salt Gohah being the premises no:1 Acharya Tulsi Marg, Ward no - 13, Howrah lying on Sheet 33, khatian no 3, dag no-28 to 42, Sheet 34, Khatian no- 183, dag no -177 to 194, 196 to 202, 200/215, Sheet no 41, khatian no 72, LR Dag no- 100 to 140, Sheet no 42, khatian no- 4, L.R. Dag no-1 to 62, 19/63, 60/64, 6/65, 12/66, Sheer 43, khatian no-5, LR Dag no -1 & 1/34, Sheet 44, khatian - 13, LR dag no 9 and 10 of mouza Golabari, PS-Golabari, J.L. No-1, District-Howrah, P.O- Howrah, measuring about **21.79 acres**, land as per BL & LRO Records.

1. By letter dated **25.07.2019** memo no **2019/LML-II/02/03/Pt. (134)**, Rail land development authority has been entrusted the site for residential cum commercial development.
2. We say that only we shall be liable to any dispute with any of our neighbours adjoining to our premises in future. Nobody would be held liable for any litigation respecting the boundary of the said premises.
3. That the said property is owned by us comprising a total land area as per parcha is **21.79 acres** (more or less) but as per physical measurement the area is **20.62 acres** (more or less).
4. We say that the actual boundary line of the property is fully mentioned below under **Schedule** and shown in the plan annexed herewith demarcated with Red border.
5. We say that no civil or original suit pending against the said property and the said property is free from all encumbrances, attachments, liens, lispendens of whatsoever and howsoever nature.



2

493

2019-2020-2021-2022
20001 AUTHORITY
2021-2022



District Sub-Registrar-II
Houma

11 OCT 2023

Riverfront Condominium Pvt. Ltd.

[Handwritten signature]
Director

4. We say that the actual boundary line of the property is fully mentioned below under **Schedule** and shown in the plan annexed herewith demarcated with Red border.
5. We say that no civil or original suit pending against the said property and the said property is free from all encumbrances, attachments, liens, liabilities of whatsoever and howsoever nature.
6. That the enclosed site plan is also a part of declaration.
7. This boundary declaration will surpass all other early declaration, if any.
8. That each and every statements made in foregoing paragraphs are true to our knowledge.

The Schedule above referred to:-

SCHEDULE 1

DESCRIPTION OF THE LAND

ALL THAT piece and parcel of land at Premises No. 1 Acharya Tulsī Marg (Salkia School Road), Ward No 13 Howrah- 711101, lying on - Mouza - Golabari, Police Station - Golabari, J.L. No-1, District-Howrah, P.O-Howrah.

- i) Sheet 33, khatian no-3, dag no-28 to 42
- ii) Sheet 34, Khatian no-183, dag no-177 to 194, 196 to 202, 200/213
- iii) Sheet no-41, khatian no-72, LR Dag no-100 to 140
- iv) Sheet no-42, khatian no-4, L.R. Dag no-1 to 62, 19/63, 60/64, 6/65, 12/66.
- v) Sheet 43, khatian no-5, LR Dag no-1 & 1/34.
- vi) Sheet 44, khatian -13, LR dag no-9 and 10

measuring about 21.79 Acres (and more or less) being bounded and bounded

On the North: 2/2, Salkia School Road known as Jalan House, Formerly Dock Yard

On the South: Salkia School Road Now Kings Rd. and Signal Workshop & Railway printing press of Eastern Railway Howrah.

On the East: Hooghly River,

On the West: Acharya Tulsī Marg (Salkia School Road) & Bankim Setu
River



Original admitted for registration



District Sub-Registrar
Haverah

11 OCT 2023

For and on behalf of
[Signature]
District Sub-Registrar

Details of dag as mentioned below:

MOUZA GOLABARI SHEET-33, KHATIAN NO-3

Sl. No.	PLOT	ARE IN ACRE
1	28	0.0488
2	29	0.0158
3	30	0.2017
4	31	0.0044
5	32	0.0676
6	33	0.0120
7	34	0.0408
8	35	0.2582
9	36	0.0120
10	37	0.0891
11	38	0.1324
12	39	0.0297
13	40	0.0163
14	41	0.1195
15	42	0.4081
	TOTAL	1.4564

MOUZA GOLABARI SHEET-34, KHATIAN NO-183

SL. NO.	PLOT	ARE IN ACRE
1	177	0.243
2	178	1.0525
3	179	0.3477
4	180	0.1369
5	181	0.4684
6	182	0.0138
7	183	0.0684
8	184	0.0451
9	185	0.0225
10	186	0.0085
11	187	0.3187



Revenue Officer, Golabari, P.O. Golabari
[Signature]
To the Revenue Officer, Golabari, P.O. Golabari



District Sub-Registrar-II
Howrah

11 OCT 2023

Resident Co-ownership Pvt. Ltd.

[Handwritten signature]

12	188	0.0083
13	189	0.1151
14	190	0.0514
15	191	0.2131
16	192	0.0104
17	193	0.1821
18	194	0.0798
19	196	0.3149
20	197	0.0168
21	198	0.2448
22	199	0.0745
23	200	0.1206
24	201	0.0105
25	202	0.114
26	200/215	0.0109
	TOTAL	4.2927

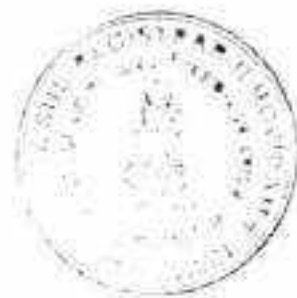
MOUZA GOLABARI SHEET-41, KHATIAN NO-72

Sl. No.	PLOT	ARE IN ACRE
1	100	0.0400
2	101	1.5620
3	102	0.0356
4	103	0.0083
5	104	0.0960
6	105	0.0006
7	106	0.0159
8	107	0.1514
9	108	0.0210
10	109	0.2198
11	110	0.0260
12	111	0.0980
13	112	0.0950
14	113	0.2298
15	114	0.3285
16	115	0.0220
17	116	0.0058
18	117	0.0015
19	118	0.0435

5



Riverfront Development Pvt. Ltd.
[Signature]
 Director, Riverfront Development



District Sub-Registrar-II
Hawaii

11 OCT 2023



Revlonat Condominium Pvc. Ltd

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20	119	0.0048
21	120	0.0049
22	121	0.1113
23	122	2.7049
24	123	0.6614
25	124	0.2165
26	125	0.5220
27	126	0.0504
28	127	0.4418
29	128	4.5799
20	129	0.0693
21	130	0.0104
22	131	0.0760
23	132	0.0098
24	133	0.0904
25	134	0.0143
26	135	0.1006
27	136	0.0185
28	137	0.1282
29	138	0.0514
30	139	0.0494
31	140	0.0210
	TOTAL	12.9379

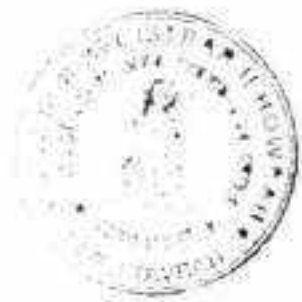
MOUZA GOLABARI SHEET-42, KHATIAN NO-4

SL. NO.	PLOT	ARE IN ACRE
1	1	0.0443
2	2	0.0048
3	3	0.0153
4	4	0.0041
5	5	0.001
6	6	0.0603
7	7	0.159
8	8	0.0254
9	9	0.1028
10	10	0.0262
11	11	0.161
12	12	0.0163
13	13	0.0062

Calcutta

2016-17-18

 Director, Agriculture and Veterinary Services



District Sub-Registrar-II
H. W. 228



11 OCT 2023

Riverfront Condominium Pvt. Ltd.

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502

14	14	0.0173
15	16	0.0062
16	16	0.0189
17	17	0.0065
18	18	0.0559
19	19	0.0073
20	20	0.0327
21	21	0.0314
22	22	0.0138
23	23	0.1339
24	24	0.0142
25	25	0.0675
26	26	0.0093
27	27	0.2373
28	28	0.0106
29	29	0.1018
30	30	0.0072
31	31	0.0012
32	32	0.0035
33	33	0.0681
34	34	0.055
35	35	0.0143
36	36	0.1491
37	37	0.0149
38	38	0.0766
39	39	0.0157
40	40	0.157
41	41	0.0152
42	42	0.0628
43	43	0.0125
44	44	0.1017
45	45	0.0377
46	46	0.005
47	47	0.0318
48	48	0.004
49	49	0.0204
50	50	0.0024
51	51	0.0101
52	52	0.0181
53	53	0.1058
54	54	0.011
55	55	0.0349



Rivertron Corporation Pvt. Ltd.

Handwritten signature
 Director / Manager / etc.



X

District Sub-Registrar-II
Hexra



11 OCT 2023

Revolutionary Condominium Pvt. Ltd.
[Handwritten signature and text]

504

56	56	0.0112
57	57	0.0364
58	58	0.0097
59	59	0.0698
60	60	0.0475
61	61	0.0108
62	62	0.0198
63	19/63	0.0072
64	60/64	0.0007
65	5/65	0.001
66	12/66	0.007
	TOTAL	2.6484

MOUZA GOLABARI SHEET-43, KHATIAN NO-5

Sl. No.	PLOT	ARE IN ACRE
1	1/34	0.0672
2	1	0.0180
	TOTAL	0.0852



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X

District Sub-Registrar-II
Hargeisa



11 OCT 2023

Riverfront Condominium PVT. Ltd.
Authorized Signatory

506

MOUZA GOLABARI SHEET-44, KHATIAN NO-13

Sl. No.	PLOT	ARE IN ACRE
1	9	0.2173
2	10	0.1583
		0.3756

[Handwritten signature]



Witness

1. Binayak Mookherjee
2/119 Gopalasagar Colony
KOL-700047.

2. Manojanjan Mookherjee
6/15 Kantapurua
Bost by Lane
KOL-700047 - 1

DGM/Projects
Rail Land Development Authority

(DECLARANTS)

Drafted by me

Sankar Dey

Advocate

Allpore Judges Court

Enrollment No-F/955/816 OF 2014



Rivartrow Corporation Pvt. Ltd.

[Handwritten signature]
Authorized Signatory



District Sub-Registrar-II
Mumbai

11 OCT 2023

Evolution Condominium Pvt. Ltd.

Handwritten signature and date: 10/10/2023



S-5



District Sub-Registrar
Haverah



21/1/2023

American Condominium Pvt. Ltd.
Director
4017-11502 24/1/2023

Six

LAND SCHEDULE

ALL THAT piece and parcel of land measuring about 17.43 Acres, be the same a little more or less, delineated in Green borders in the annexed site plan out of 21.79 Acres land as per Record of Rights, found to contain 20.62 Acres land as per physical survey situate, lying at and being Premises No. 1 Acharya Tulsi Marg (Salkia School Road), Ward No 13, Howrah - 711101, lying on - Mouza - Golabari, Police Station - Golabari, J.L. No-1, District-Howrah, P.O-Howrah) together with the irrevocable right of access only to use in case of emergency from the main road side through the balance land of 3.21 acres over the 6 meters wide road to be made by the Lessee delineated in Red borders in the annexed site plan.

- i) Sheet 33, khatian no-3, dag no-28 to 42.
- ii) Sheet 34, Khatian no-183, dag no -177 to 194,196 to 202,200/215
- iii) Sheet no 41, khatian no 72, LR Dag no 100 to 140
- iv) Sheet no 42, khatian no - 4, L.R, Dag no- 1 to 62, 19/63, 60/64,6/65,12/66.
- v) Sheet 43, khatian no-5, LR Dag no -1 & 1/34,
- vi) Sheet 44, khatian -13, LR dag no 9 and 10

being butted and bounded

On the North: 2/2, Salkia School Road known as Jalan Harsei.

On the South: Kings Road and Signal Workshop & Railway printing press of Eastern Railway Howrah.

On the East: Hooghly River.

On the West: Acharya Tulsi Marg (Salkia School Road)

Details of 21.79 Acres land as per Record of Rights is mentioned below:

MOUZA GOLABARI SHEET-33, KHATIAN NO-3

Sl. No.	PLOT	ARE IN ACRE
1	28	0.0488
2	29	0.0158
3	30	0.2017
4	31	0.0044
5	32	0.0676
6	33	0.0120
7	34	0.0408
8	35	0.2582
9	36	0.0120
10	37	0.0891
11	38	0.1324
12	39	0.0297
13	40	0.0161
14	41	0.1195
15	42	0.4081
	TOTAL	1.4564

MOUZA GOLABARI SHEET-34, KHATIAN NO-183

Sl. NO.	PLOT	ARE IN ACRE.
1	177	0.143
2	178	1.0525
3	179	0.3477
4	180	0.1369
5	181	0.4684
6	182	0.0138
7	183	0.0684
8	184	0.0481
9	185	0.0225
10	186	0.0085
11	187	0.3187
12	188	0.0083
13	189	0.1151
14	190	0.0514
15	191	0.2131
16	192	0.0104
17	193	0.1821
18	194	0.0798
19	196	0.3149
20	197	0.0168
21	198	0.2448
22	199	0.0745
23	200	0.1206
24	201	0.0103
25	202	0.114
26	200/215	0.0109
	TOTAL	4.2927

MOUZA GOLABARI SHEET-41, KHATIAN NO-72

Sl. No.	PLOT	ARE IN ACRE
1	100	0.0400
2	101	1.5620
3	102	0.0356
4	103	0.0083
5	104	0.0960
6	105	0.0006

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7	106	0.0159
8	107	0.1514
9	108	0.0210
10	109	0.2198
11	110	0.0260
12	111	0.0980
13	112	0.0950
14	113	0.2298
15	114	0.3285
16	115	0.0220
17	116	0.0058
18	117	0.0015
19	118	0.0435
20	119	0.0048
21	120	0.0049
22	121	0.1113
23	122	2.7049
24	123	0.6614
25	124	0.2163
26	125	0.5220
27	126	0.0504
28	127	0.4418
29	128	4.5799
30	129	0.0693
31	130	0.0104
32	131	0.0760
33	132	0.0098
34	133	0.0904
35	134	0.0143
36	135	0.1006
37	136	0.0185
38	137	0.1282
39	138	0.0514
40	139	0.0494
41	140	0.0210
TOTAL		12.9379

MOUZA GOLABARI SHEET-42, KHATIAN NO-4

h.h.

SL. NO.	PLOT	ARE IN ACRE
1	1	0.0443
2	2	0.0048

Handwritten signature and text

3	3	0.0153
4	4	0.0041
5	5	0.001
6	6	0.0603
7	7	0.159
8	8	0.0254
9	9	0.1028
10	10	0.0262
11	11	0.161
12	12	0.0163
13	13	0.0062
14	14	0.0173
15	15	0.0062
16	16	0.0189
17	17	0.0065
18	18	0.0559
19	19	0.0073
20	20	0.0327
21	21	0.0314
22	22	0.0138
23	23	0.1339
24	24	0.0142
25	25	0.0675
26	26	0.0093
27	27	0.2373
28	28	0.0106
29	29	0.1018
30	30	0.0072
31	31	0.0012
32	32	0.0035
33	33	0.0681
34	34	0.055
35	35	0.0143
36	36	0.1491
37	37	0.0149
38	38	0.0766
39	39	0.0157
40	40	0.157
41	41	0.0152
42	42	0.0628
43	43	0.0125
44	44	0.1017



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45	45	0.0377
46	46	0.005
47	47	0.0318
48	48	0.004
49	49	0.0204
50	50	0.0024
51	51	0.0101
52	52	0.0181
53	53	0.1058
54	54	0.011
55	55	0.0349
56	56	0.0112
57	57	0.0364
58	58	0.0097
59	59	0.0698
60	60	0.0475
61	61	0.0108
62	62	0.0198
63	79/63	0.0072
64	60/64	0.0007
65	6/65	0.001
66	12/66	0.007
	TOTAL	2.6484

MOUZA GOLABARI SHEET-43, KHATIAN NO-5

Sl. No.	PLOT	ARE IN ACRE
1	1/34	0.0672
2	1	0.0180
	TOTAL	0.0852

MOUZA GOLABARI SHEET-44, KHATIAN NO-13

Sl. No.	PLOT	ARE IN ACRE
1	9	0.2173
2	10	0.1583
		0.3756

Handwritten signature

Handwritten signature and text

PREMISES NO. 1, ACHARYA TULSI MARG, (SAUKIA SCHOOL ROAD) HOWRAH WARD NO. 13, OF MOUZA- GOLABARI P.S. GOLABARI, JL NO. 1,
DISTRICT-HOWRAH P.O.-HOWRAH.

1. SHEET 38 KHATAN NO-3, DAG NO-28 TO 42,
2. SHEET 34 KHATAN NO-183, DAG NO. 177 TO 194, 196 TO 202, 206/215,
3. SHEET NO-41, KHATAN NO-72, LR DAG NO-100 TO 140,
4. SHEET NO-42, KHATAN NO-4, L.R. DAG NO-1 TO 62, 19/63, 60/64, 6/65-12/66,
5. SHEET 43, KHATAN NO-5, LR DAG NO-1 AND 7/3,
6. SHEET 44, KHATAN-13, LR DAG NO 9 AND 10.

SIGNATURE OF LESSEE



SIGNATURE OF LESSER



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAIL LAND DEVELOPMENT AUTHORITY

31/10/2006

Permanent Account Number

AAAGR0030G

8100/2500



Development Corporation Pvt. Ltd.

[Handwritten signature]

21.03.2024

To
JGM/Delhi
Rail Land Development Authority
Unit No. 702-B, 7th Floor
Konnecuts Tower-II
DMRC Building, Ajmeri Gate
New Delhi 110022.

Kind Attn: Mr. G P Deshwal

Sub: Residential cum Commercial Development on railway land parcel at 1 Acharya Tulsi Marg, (Salkia School Road), Howrah-711101, Ward no -13, of Mouza Golabari, J.L. No-1, District-Howrah, PS-Golabari, P.O-Salkia, Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal)

Ref: Your letter dated 14.03.2024; No.RLDA/2018/Coml./BD/Salt-Golah, Howrah(ER)/1147(Part-4)

Dear Sir:

With reference to the letters captioned above and subsequent telephonic discussion today, we would like to inform you as below:

1. We have submitted all documents required by you vide your letter dated 14.03.2024.
2. We have submitted draft Lease Agreement duly vetted by our legal advisor for your kind approval to execute. We are enclosing herewith the draft Lease Agreement once again with this letter for ready reference. Kindly fix a date for signing of lease agreement.

Thanking you,

For: PS GROUP REALTY PVT.LTD.

(DIRECTOR)



Riverfront Condominium Pvt. Ltd.

Anirban Saha
Director / Authorized Signatory

PS Group Realty Pvt. Ltd.

Major Information of the Deed

Deed No :	I-1902-07843/2024	Date of Registration	28/06/2024
Query No / Year	1902-2001575486/2024	Office where deed is registered	
Query Date	24/06/2024 8:24:02 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Akash Sarkar R. Ginodia And Co. LLP, 5, Church Lane, Thana: Hare Street, District: Kolkata, WEST BENGAL, PIN - 700001, Mobile No: 9123973083, Status: Solicitor firm		
Transaction	Additional Transaction		
[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking	[4305] Other than Immovable Property Declaration [No of Declaration: 2]		
Set Forth value	Market Value		
	Rs. 189,92,73,335/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 19,07,38,017/- (Article:35)	Rs. 3,81,39,748/- (Article:A(1), E)		
Remarks:	Lease Period 98 Years 4 Months Advance/Premium Rs 381,00,00,000/- Average annual Rent Rs 19,82,478/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: Howrah, P.S:- Golabari, Corporation: BALLY, Road: Sakia School Road, Road Zone : (Nutan mandir to – golabari PS(ward No. 12)), Premises No: 1, Ward No: 013 Pin Code: 711106

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bestu	17.41 Acre		189,92,73,335/-	Property is on Road
Grand Total :				1741Dec	0/-	18992,73,335 /-	










Lessor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rail Land Development Authority Unit No: 702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, City: Not Specified, P.O:- Indraprastha, P.S:-DARYA GANJ, District:-Central, Delhi, India, PIN:- 110002, Central Government Office, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative

Lessee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Riverfront Condominium Private Limited 1002, E. M. Bye Pass, City: Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Date of Incorporation:XX.XX.2XX2, PAN No.: AAxxxxxx8R, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Hirendra Kumar Srivastava Son of Mr Hari Prasad Srivastava Date of Execution - 21/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office</p>	 <p>Jun 26 2024 2:15PM</p>	 <p>LT1 28/06/2024</p>	<p>Signature</p>  <p>28/06/2024</p>
<p>Plot No. GH-14, Tower-B, Dasmac, The Jewel Of Noida, Sector-75, Flat No. 703, City - Not Specified, P.O.- Noida, P.S.-NOIDA SECTOR-49, District-Gautam Buddha Nagar,Uttar Pradesh, India, PIN:- 201301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.: AGxxxxxx3H, Aadhaar No: 94xxxxxxx6959 Status : Representative, Representative of : Rail Land Development Authority (as Authorised Signatory)</p>				
2	<p>Name</p> <p>Mr Arun Kumar Sancheti (Presentant) Son of Mr Sumermall Sancheti Date of Execution - 21/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office</p>	 <p>Jun 26 2024 2:15PM</p>	 <p>LT1 28/06/2024</p>	<p>Signature</p>  <p>28/06/2024</p>
<p>26 B, Camac Street, City:- Kolkata, P.O.- Park Street, P.S.-Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth XX-XX-1XX9 , PAN No.: AKxxxxxx1L, Aadhaar No: 83xxxxxxx1141 Status : Representative, Representative of : Riverfront Condominium Private Limited (as Director)</p>				
3	<p>Name</p> <p>Mr Gaurav Dugar Son of Mr Surendra Kumar Dugar Date of Execution - 21/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office</p>	 <p>Jun 26 2024 2:15PM</p>	 <p>LT1 28/06/2024</p>	<p>Signature</p>  <p>28/06/2024</p>
<p>2B, Dover Road, Flat No. 1A, 1st Floor, City:- Not Specified, P.O.- Ballygunge, P.S.-Bullygunge, District-South 24-Parganas, West Bengal, India, PIN- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No.: AGxxxxxx0C, Aadhaar No: 87xxxxxxx3695 Status : Representative, Representative of : Riverfront Condominium Private Limited (as Director)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Akash Sarkar Son of Mr. Uttam Kumar Sarkar 6, Church Lane, City - Kolkata, P. O. - G.P. G. P. S - Hare Street, District - Kolkata, West Bengal, India, PIN - 700031		 Captured	
	28/06/2024	28/06/2024	28/06/2024
Identifier Of Mr Hirendra Kumar Srivastava, Mr. Arun Kumar Sancheti, Mr. Gaurav Dugar			

Endorsement For Deed Number : I - 190207843 / 2024

On 28-06-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 35 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented, for registration at 13:59 hrs. on 28-06-2024, at the Office of the A.R.A. - II KOLKATA by Mr. Arun Kumar Sancheti ..

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 28-06-2024 by Mr Hirendra Kumar Srivastava, Authorised Signatory, Rail Land Development Authority (Others), Unit No. 702-B, 7th Floor, Komnectus Tower-II, DMRC Building, Ajmeri Gate, City- Not Specified, P.O.-Indraprastha, P.S.-DARYA GANJ, District -Central, Delhi, India, PIN - 110002

Identified by Mr Akash Sarkar, . . Son of Mr Uttam Kumar Sarkar, 6, Road: Church Lane, . P.O: G.P.O, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 28-06-2024 by Mr Arun Kumar Sancheti, Director, Riverfront Condominium Private Limited (Private Limited Company), 1002, E. M. Bye Pass, City- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District -South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Akash Sarkar, . . Son of Mr Uttam Kumar Sarkar, 6, Road: Church Lane, . P.O: G.P.O, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 28-06-2024 by Mr Gaurav Dugar, Director, Riverfront Condominium Private Limited (Private Limited Company), 1002, E. M. Bye Pass, City- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District -South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Akash Sarkar, . . Son of Mr Uttam Kumar Sarkar, 6, Road: Church Lane, . P.O: G.P.O, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,81,39,748.00/- (A(1) = Rs 3,81,39,650.00/-, E = Rs 14.00/-, J = Rs 55.00/-, M(a) = Rs 25.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 3,81,39,664/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2024 10:13AM with Govt. Ref. No. 192024250095422848 on 27-06-2024, Amount Rs. 3,81,39,664/-, Bank: SBI EPay (SBIEPay), Ref. No. 7496291840832 on 27-06-2024, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,07,37,917/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,07,37,917/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18160, Amount: Rs 100.00/-, Date of Purchase: 15/06/2024, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2024 10:13AM with Govt. Ref. No. 192024250095422848 on 27-06-2024, Amount Rs. 19,07,37,917/-, Bank: SBI EPay (SBIEPay), Ref. No. 7496291840832 on 27-06-2024, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 414399 to 414933

being No 190207843 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.07.06 10:31:18 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 06/07/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

Riverfront Condominium Pvt. Ltd.

A. K. Saha

Director / Authorised Signatory